HYKSOS

PROPOSAL · CIVIL TENDER TAKEOFFS

Measured bills for civil contractors

WHAT THIS IS

A HYKSOS takeoff service proposal, with sample pages from a supermarket site and roundabout tender delivered in September 2026. Client and consultant details removed.

DOCUMENT	DATE	SAMPLE JOB	PREPARED BY
Proposal and sample pack	October 2026	Supermarket site civils and external roundabout, regional NSW	Marawan Emad

The tender comes in on Friday. The bill is on your desk before you price it.

HYKSOS measures civil tenders off the engineer's set and bills them in the same package structure as the tender: site civil, roundabout, structure, services. Every line is named to the sheet it came from, the rates are left blank, and the questions go on a register before you commit a price.

3 to 5 days

FROM ISSUED SET TO BILL, FOUR PACKAGES AT A TIME

The sample package was delivered in four business days for the tender close. Express when the deadline needs it.

Fixed fee

QUOTED FROM THE SET, SAME BUSINESS DAY

Free scope review first. The fee is confirmed in writing before any measuring starts.

Your structure

THE BILL FOLLOWS THE TENDER, NOT A TEMPLATE

If the tender splits site civil, roundabout, structure and services, the bill does too, so the numbers drop into your pricing sheet.

Why civil contractors send their tenders here

Earthworks are checked against the civil engineer's cut and fill volumes, then the extent is measured for the topsoil strip, the batter and the proof roll. Pavements go by type in square metres with the layer build-ups shown for information under each, so nothing is priced twice. Kerbs go by profile in lineal metres and are reconciled to the engineer's kerb return chainages.

Stormwater is pipes by size and class, pits by type, OSD tanks, subsoil drainage and outlet structures, each tied to the drainage layout it came from. Structure is bored piers by count and depth, pile caps, footing beams, the slab on ground and the tilt panels by count and elevation area.

Where a quantity rests on an engineer's figure, a schedule, an assumption or a provisional item, it is marked as such beside the line. Where the drawings do not answer the question, it goes on the RFI register for the consultant, not into a guess.

WHO THIS IS FOR

- Civil contractors pricing site civils, subdivision, roads and drainage packages against a closing date
- Head contractors who want the civil and structure packages measured independently of their subcontractors' quotes
- Landscape and external works contractors pricing the pavements, kerbs and drainage inside a bigger tender

> *They read the brief properly which most don't. Twice now they've picked up scope gaps the architect missed before we tendered. Numbers field through construction too. Saves real money.*
>
> DANIEL · DANAM GROUP

> *Friday afternoon I sent him drawings for a tender closing the next Wednesday. Had the full takeoff and BOQ in my inbox Monday morning. Pricing checked out, we won. Use him on every tender now.*
>
> RAFAAT DAYOUB · TOPFORM

Four steps, every tender.

The job runs the same way every time, so you know what lands and when before anything is measured.

1

SEND THE SET

The civil, structural and services drawings, the architectural set they sit on, the geotechnical report and the tender documents with the pricing schedule. PDF, DWG or a link.

2

SCOPE REVIEW AND FIXED FEE

The set is checked the same business day: which packages the tender wants priced, what is drawn, what is missing. The fee and the delivery date come back in writing.

3

MEASURE

Each sheet is measured on screen at its printed scale, the result checked a second time against the drawing, and the bill built in the tender's own package structure as the marked-up set grows beside it.

4

DELIVER

The bill, the measured drawings and a tender summary with the RFI register land in your inbox by the agreed date. One round of revisions is included if the set changes before close.

What lands on your desk

01

Bill of quantities

An Excel workbook, one sheet per tender package, quantities only with the rate column blank and totals that build as you price. Every line carries its basis: measured, engineer's figure, schedule, calculated, assumed, provisional or to confirm.

02

Measured drawings

Every sheet that carries a measurement, with the elements coloured on the engineer's drawing and the legend listing what was taken from that page. Your estimator can trace any line to its sheet.

03

Tender summary

A short PDF with the headline quantities, what each package includes, how the bill was built, the scope boundary and the qualifications, and the RFIs that affect price.

04

RFI register

The questions the drawings do not answer, numbered and ready to send to the consultant, with the price-affecting ones flagged so they go first.

HOW THE QUANTITIES ARE MEASURED

EARTHWORKS AND PAVEMENTS

Cut and fill checked against the engineer's volumes, extents measured for strip, batter and proof roll. Pavements by type in square metres with the build-up shown under each.

DRAINAGE AND SERVICES

Pipes by size and class in lineal metres, pits by type from the schedule, tanks and outlet structures by count. Services conduits by run, pits and enclosures by count.

STRUCTURE

Piers by mark and count with assumed lengths stated, pile caps and footing beams by count and run, slabs in square metres with the concrete, mesh and sub-base derived beneath.

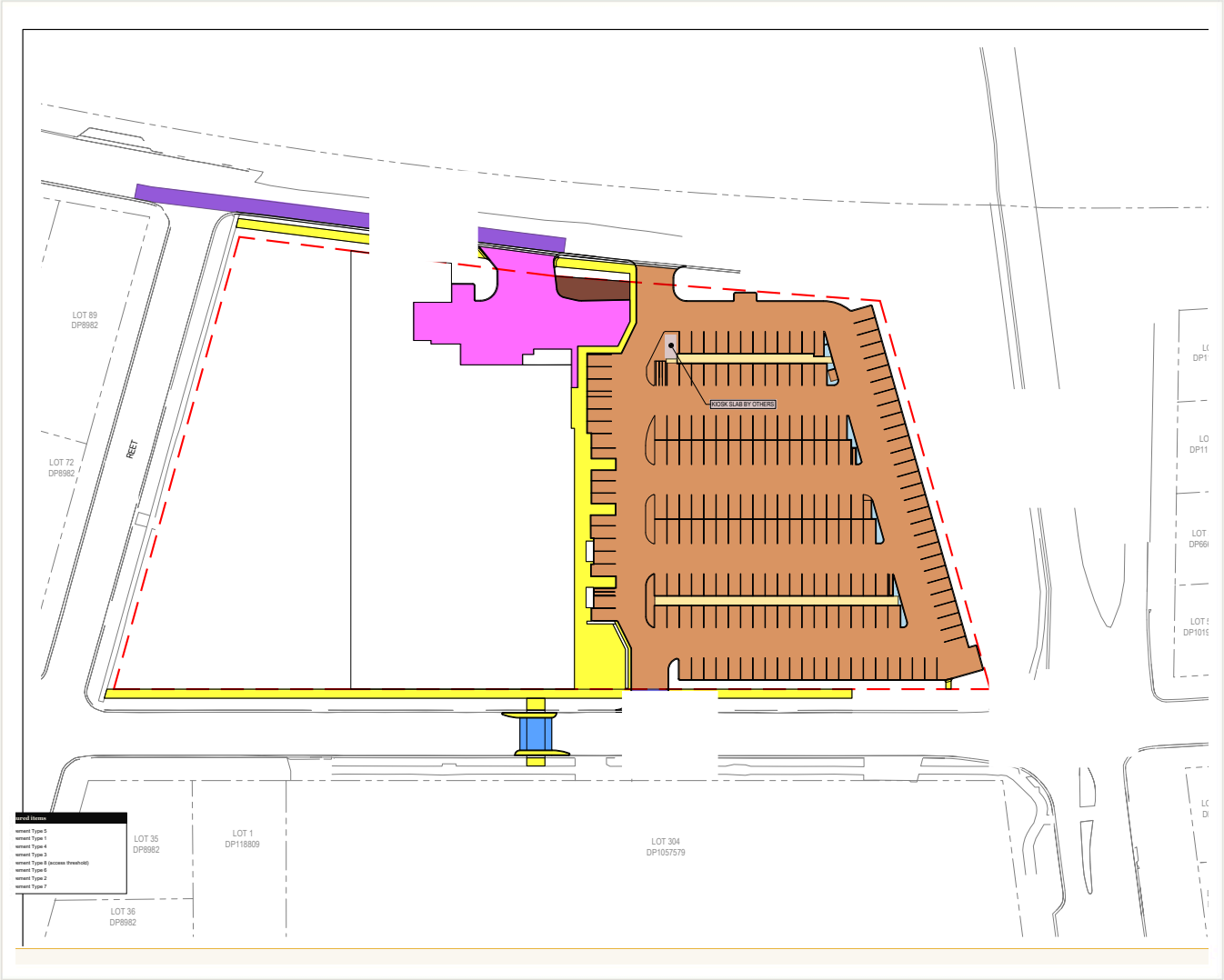
Bill of quantities in four tender packages

Site civil works, external roundabout, building structure and site services for a supermarket on a greenfield site. 383 lines, rates left blank, 29 requests for information, seven of them price-affecting.

383

LINE ITEMS · 4 PACKAGES

A supermarket site and its roundabout, measured in four business days.



Pavement layout plan, main site. Eight pavement types coloured and measured, kerbs by profile, the car park bays counted against the line marking plan.

7,984 m²
PAVEMENT, MAIN SITE, EIGHT TYPES

1,206 m
KERB BY TYPE, MAIN SITE AND ROUNDABOUT

3,535 m³
NET IMPORTED FILL, ENGINEER'S FIGURE

195
BORED PIERS, FOUR TYPES, 54 PILE CAPS

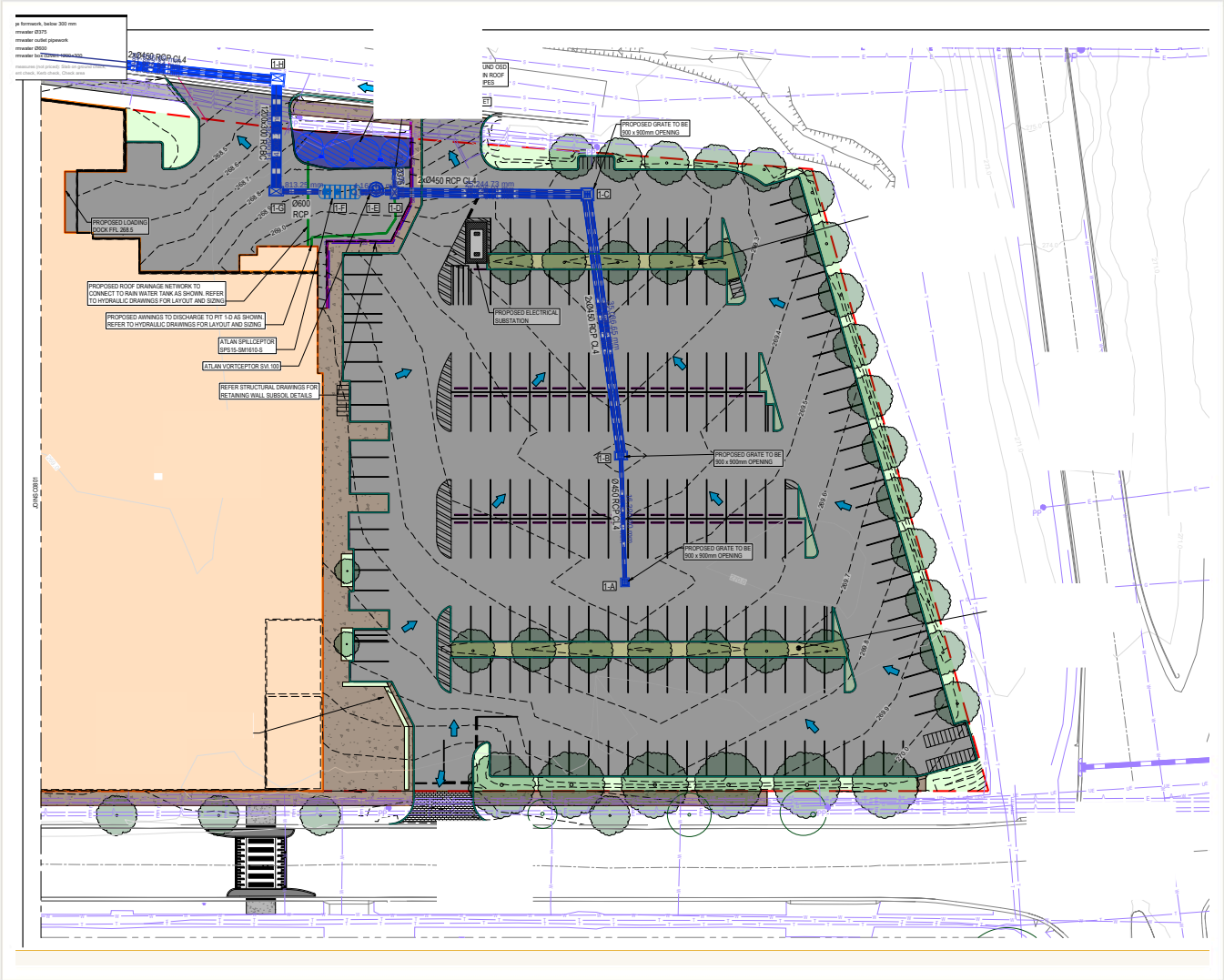
4,009 m²
SLAB ON GROUND AT 300, 1,203 M³ OF CONCRETE

3,206 m²
TILT PANELS ACROSS 24 ELEVATIONS

The tender asked for four packages priced separately, so the bill was built that way. Bulk earthworks were taken at the civil engineer's volumes over a measured extent of 12,881 m²; the roundabout was measured off its own For Information set with the demolition and the authority interface works itemised to be priced or struck out. Eleven stormwater pits to the schedule, four 48 kL on-site detention tanks, 2,148 m² of roundabout pavement with 970 m³ of boxing. Delivered for the tender close in four business days.

Stormwater: every pipe by size, every pit by type

Pipe runs are measured along the engineer's alignment and billed by diameter and class, with twin-barrel runs carried at alignment length and pipe-lay length so neither is lost. Pits come from the schedule and are counted against the plan; the one discrepancy found went on the register.



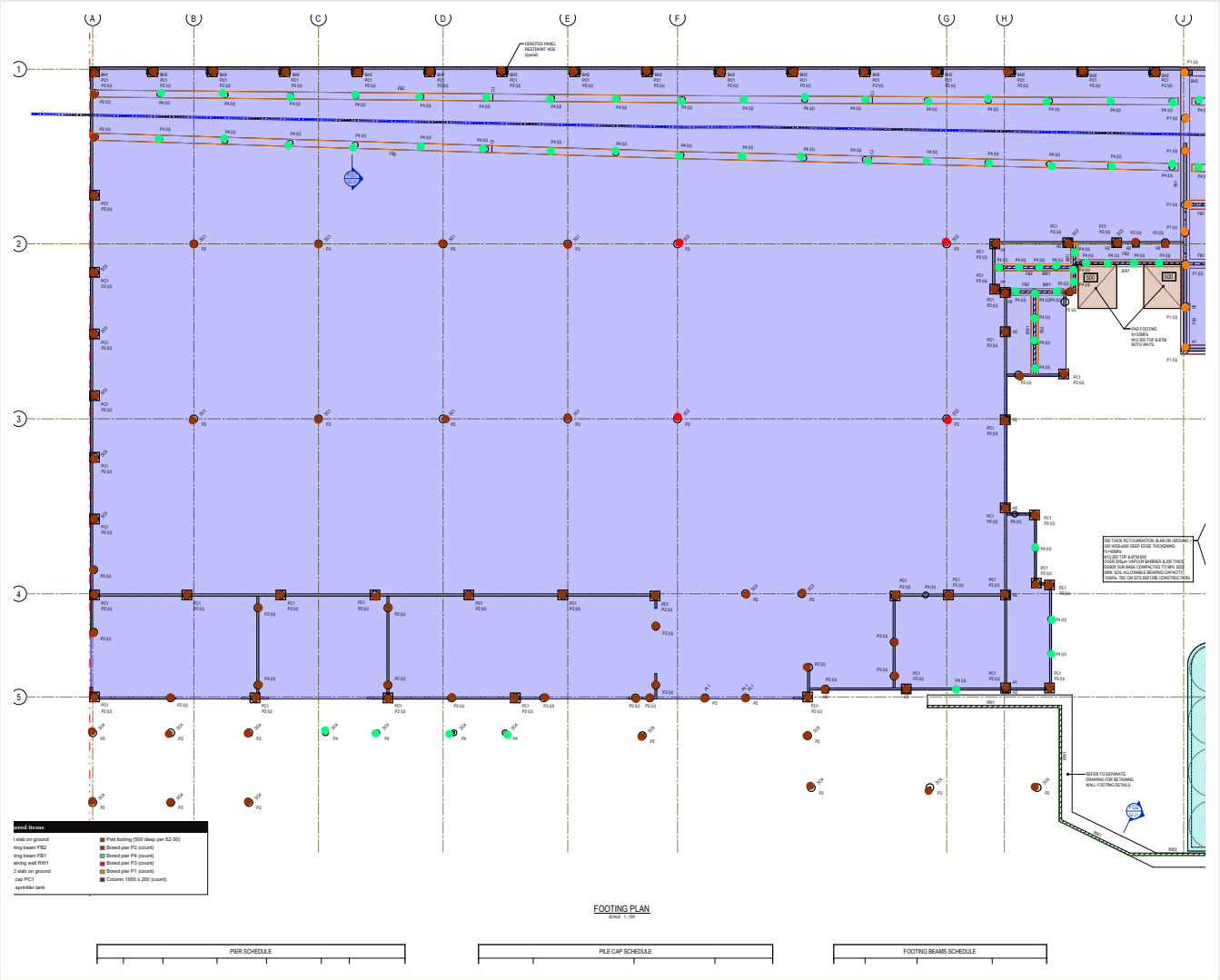
Stormwater layout plan, sheet 1 of 2. Pipe runs traced by size, pits marked by type, the OSD tanks and the subsoil lines picked out.

MEASURED FROM THIS SHEET

Twin-barrel 450 RCP, alignment length	**103.6**	m
Twin-barrel 450 RCP, pipe-lay length, both barrels	**207.3**	m
750 RCP, new	**43.8**	m
450 RCP, single barrel	**16.5**	m
1200 × 300 box culvert	**14.1**	m
Pits, all types, to the schedule	**11**	no.
On-site detention tanks, 48 kL above ground	**4**	no.
Subsoil drainage	**32.3**	m

Structure: 195 piers, 54 pile caps, the slab and its beams

Piers are counted by mark with the rock socket and reinforcement from the schedule, and the lengths carried as stated assumptions so the price can move with the geotechnical information. The slab on ground is measured once and re-measured as a whole-slab check; the concrete, mesh and sub-base are derived beneath it.



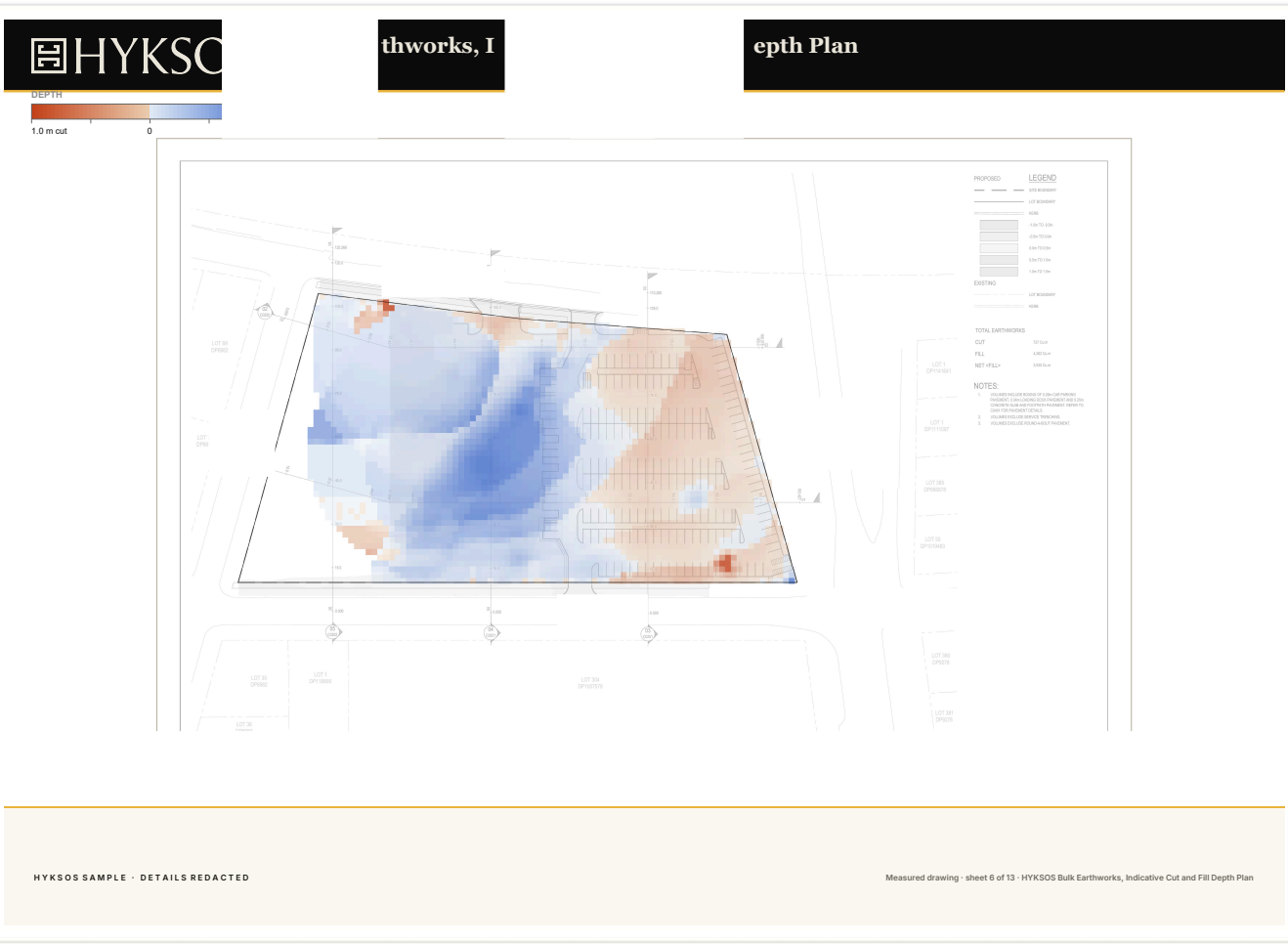
Footing plan. Piers marked by type, pile caps and footing beams traced, the slab on ground zoned.

MEASURED FROM THIS SHEET

Bored piers P1, 600 dia, 2.0 m rock socket	**24**	no.
Bored piers P2, 600 dia, 0.5 m rock socket	**99**	no.
Bored piers P4, 450 dia, mass concrete	**68**	no.
Pile caps PC1, 750 × 750 × 600	**54**	no.
Footing beams FB1, 600 × 700	**68.7**	m
Footing beams FB2, 450 × 550	**214.4**	m
Slab on ground, 300 thick	**4,009.3**	m²
Slab reinforcement, N12-200 top and bottom	**71.36**	t

Earthworks: the engineer's volumes, and the extent to check them

The civil engineer's bulk cut, fill and net import were carried as his figures and are marked that way in the bill. What HYKSOS measured is the extent: the area under the works for the topsoil strip, the proof roll and the batters, and a depth plan from the design levels so the volumes could be sanity-checked before pricing.



Indicative cut and fill depth plan built from the design surface against the survey. Darker tones are deeper fill; the earthworks extent is the outline.

CARRIED IN THE BILL

Bulk cut, site-won material reused	**727**	m^3
Bulk fill to design levels	**4,262**	m^3
Imported fill, net, supplied placed and compacted	**3,535**	m^3
Earthworks extent, measured	**12,880.9**	m^2
Topsoil strip, 300 assumed over the extent	**3,864.3**	m^3
Batter and trim to subgrade	**11,993.1**	m^2
Proof roll to pavement subgrade	**7,983.8**	m^2
Rock, unsuitable material and contaminated fill	**provisional**	items

01 Site civil works, extract

Rows as they sit in the delivered workbook, with the basis of each figure beside it. Rates and amounts are yours. The site civil package runs to 170 rows across earthworks, pavements, kerbs, stormwater, the retaining wall, erosion control and line marking.

DESCRIPTION	BASIS	QUANTITY	UNIT	RATE	AMOUNT
A. EARTHWORKS · ENGINEER'S VOLUMES, MEASURED EXTENT					
Bulk earthworks, cut, site-won material reused	ENGINEER'S FIGURE	727	m³	·	·
Bulk earthworks, fill to design levels	ENGINEER'S FIGURE	4,262	m³	·	·
Imported fill, net, supplied, placed and compacted	ENGINEER'S FIGURE	3,535	m³	·	·
Earthworks extent	MEASURED	12,880.9	m²	·	·
Topsoil and fill strip, 300 deep over the extent	ASSUMED	3,864.3	m³	·	·
Landscaped and soft area	CALCULATED	2,669.9	m²	·	·
Topsoil respread to landscape, 125	ASSUMED	333.7	m³	·	·
Batter and trim to subgrade	CALCULATED	11,993.1	m²	·	·
Proof roll to pavement subgrade	CALCULATED	7,983.8	m²	·	·
Rock excavation in trenches	PROVISIONAL	·	m³	·	·
Unsuitable material, removal and replacement	PROVISIONAL	·	m³	·	·
B. PAVEMENTS · BY TYPE, BUILD-UPS SHOWN FOR INFORMATION					
Type 1, light duty asphalt, car park	MEASURED	5,695.1	m²	·	·
Type 2, heavy duty asphalt, apron and loading dock	MEASURED	704.4	m²	·	·
Type 3, landscape infiltration strip, permeable	MEASURED	175.4	m²	·	·
Type 4, concrete footpath 125 on 100 road base	MEASURED	923.9	m²	·	·
Type 5, wombat crossing, 200 concrete	MEASURED	51.1	m²	·	·
Type 6, heavy duty concrete pavement, 180	MEASURED	71.6	m²	·	·
Type 7, trafficable concrete pavement, 150	MEASURED	310.2	m²	·	·
Type 8, access threshold, cobblestone on mortar bed	MEASURED	36.4	m²	·	·
All pavement types, new pavement area		**7,968.1**	**m²**		
C. KERBS · BY PROFILE, RECONCILED TO THE KERB RETURN CHAINAGES					
Barrier kerb and gutter KG, 150	MEASURED	17.9	m	·	·
Kerb only KO	MEASURED	162.8	m	·	·
Modified kerb only KO-M	MEASURED	152.7	m	·	·
Flush kerb FK	MEASURED	418.5	m	·	·
Dish crossing DC	MEASURED	99.2	m	·	·
Rubber wheel stops	TO CONFIRM	·	no.	·	·
Kerb, all types, main site		**851.2**	**m**		
D. STORMWATER · PIPES BY SIZE AND CLASS, PITS BY TYPE					
450 RCP class 4, single barrel	ENGINEER'S FIGURE	16.5	m	·	·
2 × 450 RCP class 4, twin barrel, alignment length	ENGINEER'S FIGURE	103.6	m	·	·
600 RCP	ENGINEER'S FIGURE	7.3	m	·	·
750 RCP class 4, new	ENGINEER'S FIGURE	43.8	m	·	·
1200 × 300 box culvert	ENGINEER'S FIGURE	14.1	m	·	·
Grated inlet pits 900 × 900	SCHEDULE	3	no.	·	·
Junction pits	SCHEDULE	4	no.	·	·
Gross pollutant trap, filter pit, lintel pit, solid lid pit	SCHEDULE	4	no.	·	·
On-site detention tanks, 48 kL above ground	SCHEDULE	4	no.	·	·
OSD tank slab	MEASURED	82	m²	·	·

03 Building structure, extract

Piers by mark with the assumed lengths stated, pile caps and footing beams with the concrete and side formwork derived, and the slab on ground with its vapour barrier, sub-base and reinforcement beneath it. The package runs to 124 rows.

DESCRIPTION	BASIS	QUANTITY	UNIT	RATE	AMOUNT
A. BORED PIERS · BY MARK, 195 IN ALL					
Bored piers P1, 600 dia, 2,000 rock socket, 7-N20 with N12-300 helix	MEASURED	**24**	no.	·	·
Bored piers P2, 600 dia, 500 rock socket, same reinforcement	MEASURED	**99**	no.	·	·
Bored piers P3, 600 dia, 1,500 rock socket	MEASURED	**4**	no.	·	·
Bored piers P4, 450 dia, 100 socket, mass concrete	MEASURED	**68**	no.	·	·
Pier P1 length at 5.5 m assumed to rock plus socket	CALCULATED, ASSUMED	**132**	m	·	·
Pier P2 length at 4.0 m assumed	CALCULATED, ASSUMED	**396**	m	·	·
Pier P4 length at 3.6 m assumed	CALCULATED, ASSUMED	**244.8**	m	·	·
Pier P2 concrete, 0.6 dia x 4.0 m x 99	CALCULATED, ASSUMED	**112**	m^3	·	·
C. PILE CAPS AND PAD FOOTINGS · COUNT, CONCRETE AND FORMWORK					
Pile caps PC1, 750 × 750 × 600, 6-N20 U-bars both ways	MEASURED	**54**	no.	·	·
Pile caps, concrete	CALCULATED	**18.2**	m^3	·	·
Pile caps, side formwork	CALCULATED	**97.2**	m^2	·	·
Pad footings PF to the loading dock, plan area	MEASURED	**20.4**	m^2	·	·
Pad footings, concrete at 500 deep	MEASURED, SCHEDULE	**10.2**	m^3	·	·
Pad footings, N12-200 mesh both ways top and bottom	CALCULATED	**0.36**	t	·	·
D. FOOTING BEAMS · BY MARK					
Footing beams FB1, 600 deep x 700 wide, 6-N20 top and bottom	MEASURED	**68.7**	m	·	·
FB1 concrete	CALCULATED	**28.8**	m^3	·	·
FB1 side formwork	CALCULATED	**82.4**	m^2	·	·
Footing beams FB2, 450 deep x 550 wide, 5-N16 top and bottom	MEASURED	**214.4**	m	·	·
FB2 concrete	CALCULATED	**53.1**	m^3	·	·
FB2 side formwork	CALCULATED	**193**	m^2	·	·
E. SLAB ON GROUND · MEASURED ONCE, CHECKED WHOLE					
Slab on ground, 300 thick, 40 MPa, on vapour barrier	MEASURED	**4,009.3**	m^2	·	·
Slab on ground, concrete	CALCULATED	**1,202.8**	m^3	·	·
Vapour barrier, 300 micron	SCHEDULE	**4,009.3**	m^2	·	·
Sub-base DGB20, 200 thick	CALCULATED	**801.9**	m^3	·	·
Reinforcement, N12-200 top and bottom	CALCULATED	**71.36**	t	·	·

Tilt panels, retaining walls, the suspended slab over the coolroom and the structural steel follow in the same sheet. The suspended slab is carried open pending the structural sheet that was not in the tender set.

What the drawings don't say

A bill that only reports what is drawn is half the job. Every HYKSOS tender package goes out with the scope boundary written down, the qualifications numbered, and the questions raised, so the number you price is the number that was measured.

Qualifications stated on this package

Earthworks volumes are the engineer's

Cut, fill and net import are carried at the civil engineer's figures and not re-measured. The topsoil strip is an assumed 300 over the measured extent.

Roundabout set is For Information

The external roundabout drawings were issued For Information, not for tender; the package is subject to change on a For Tender issue.

Pier lengths are assumed

Lengths are assumed per type from the geotechnical rock band of 2.5 to 4.5 m, with a rate per pile plus a per-metre rate for depth variation suggested.

Tilt panel areas are gross

Panel areas are gross over openings less than a roller door; panel elevation PE3 may be shopfront glazing rather than panel and is on the register.

Fill placement

Assumed in 300 layers to 98% standard compaction; no dewatering allowed for, groundwater reported at 3 to 5 m. No allowance for subsidence works.

Price-affecting items to confirm before committing

RFI 03

Tender status of the roundabout drawing set.

RFI 04

Pricing basis for bored pier depth to rock.

RFI 05

Which separable portion is being priced; the authority interface section is priced or struck out accordingly.

RFI 06

The missing structural sheet for the suspended slab.

RFI 08

Site reticulation only, or building internal hydraulics as well.

RFI 10 and 26

Panel elevation PE3, glazing or tilt panel; hazardous materials assessment and the extent of contaminated fill.

An estimate is only as good as what it admits it does not know.

Send the next civil set. The fee comes back the same day.

No retainer, no minimum. Each tender is quoted as a fixed fee from the set, confirmed in writing before any measuring starts, and the delivery date is agreed with it.

Fixed fee per tender

Priced on the size of the set and the number of packages. No hourly billing.

Same-day review

Drawings reviewed and the fee back the same business day, usually within a couple of hours.

Confidential

Every set is treated as commercial in confidence. Sample pages like these are only shared with the client's details removed.

WHAT TO SEND

- The civil set: layout plans, earthworks, pavement, stormwater, services and details
- The structural set and the architectural drawings the civils sit on
- The geotechnical report and the tender pricing schedule, so the bill matches its packages
- Your tender close date, so the delivery date can be agreed around it

Call 0421 125 249 or email memad@hyksos.au

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Measured items

- Edge formwork, below 300 mm
- Stormwater Ø375
- Stormwater outlet pipework
- Stormwater Ø600
- Stormwater box culvert 1200×300

Check measures (not priced): Slab on ground check, Pavement check, Kerb check, Check area

2xØ450 RCP CL4

1-H

1200x300 RCBC

UND OSD IN ROOF IPES

ET

PROPOSED GRATE TO BE 900 x 900mm OPENING

Ø375

813.25 mm

4.16%

2xØ450 RCP CL4

244.73 mm

1-C

1-G

Ø600 RCP

1-F

1-E

1-D

PROPOSED LOADING DOCK FFL 268.5

268.5

268.6

268.7

268.8

268.9

269.0

269.3

PROPOSED ROOF DRAINAGE NETWORK TO CONNECT TO RAIN WATER TANK AS SHOWN. REFER TO HYDRAULIC DRAWINGS FOR LAYOUT AND SIZING

PROPOSED AWNINGS TO DISCHARGE TO PIT 1-D AS SHOWN. REFER TO HYDRAULIC DRAWINGS FOR LAYOUT AND SIZING

ATLAN SPILLCEPTOR SPS15-SM1610-S

ATLAN VORTCEPTOR SVI.100

REFER STRUCTURAL DRAWINGS FOR RETAINING WALL SUBSOIL DETAILS

PROPOSED ELECTRICAL SUBSTATION

2xØ450 RCP CL4

35.186.65 mm

269.4

269.5

269.6

1-B

PROPOSED GRATE TO BE 900 x 900mm OPENING

Ø450 RCP CL4

36.330.00 mm

PROPOSED GRATE TO BE 900 x 900mm OPENING

1-A

269.7

269.8

269.9

270.0

JOINS C0801

PROPOSED

LEGEND

- SITE BOUNDARY
- STORMWATER PIPES
- STORMWATER STRUCTURES
- CONTOURS (0.1m) — 269.0
- CATCHMENT FLOW PATH
- STORMWATER TANKS
- LANDSCAPED AREA
- RAINWATER TANK SLAB
- FOOTPATH
- CARPARK PAVEMENT
- INFILTRATION STRIP
- ACCESS THRESHOLD TREATMENT
- BUILDING FOOTPRINT
- NO PARKING LINEMARKING
- SEWER
- RETAINING WALL
- SUBSOIL DRAINAGE
- TREE
- ROOF DRAINAGE (BY OTHERS)

EXISTING

- LOT BOUNDARY
- CONTOURS (1m) — 269.0
- WATER
- ELECTRICAL ABOVE GROUND AND POWER POLE
- SEWER
- GAS
- TELECOMMUNICATIONS
- STORMWATER PIPES
- STORMWATER STRUCTURES
- SWALE DRAIN
- BUILDING
- TREE (TO BE RETAINED)

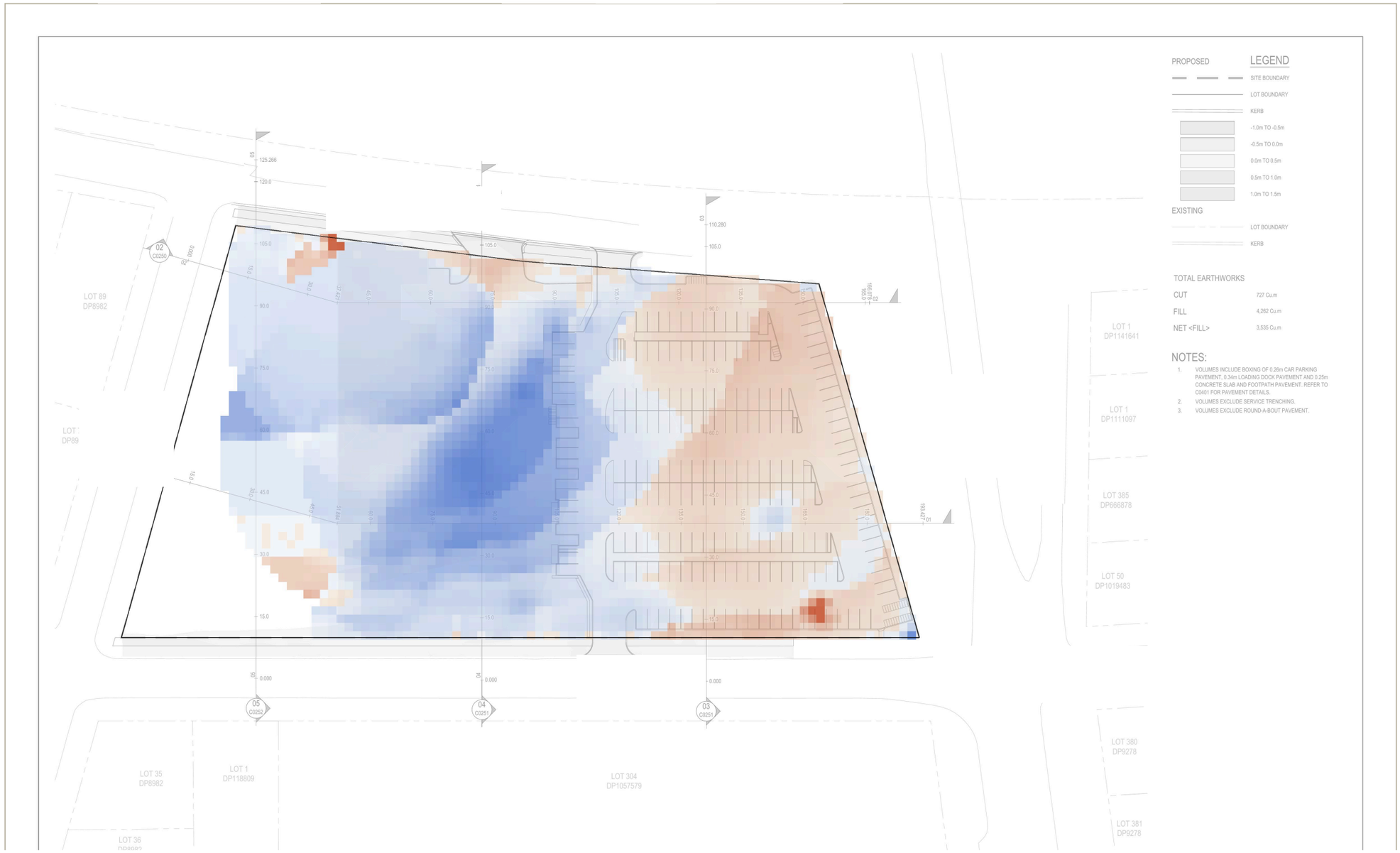
NOTES:

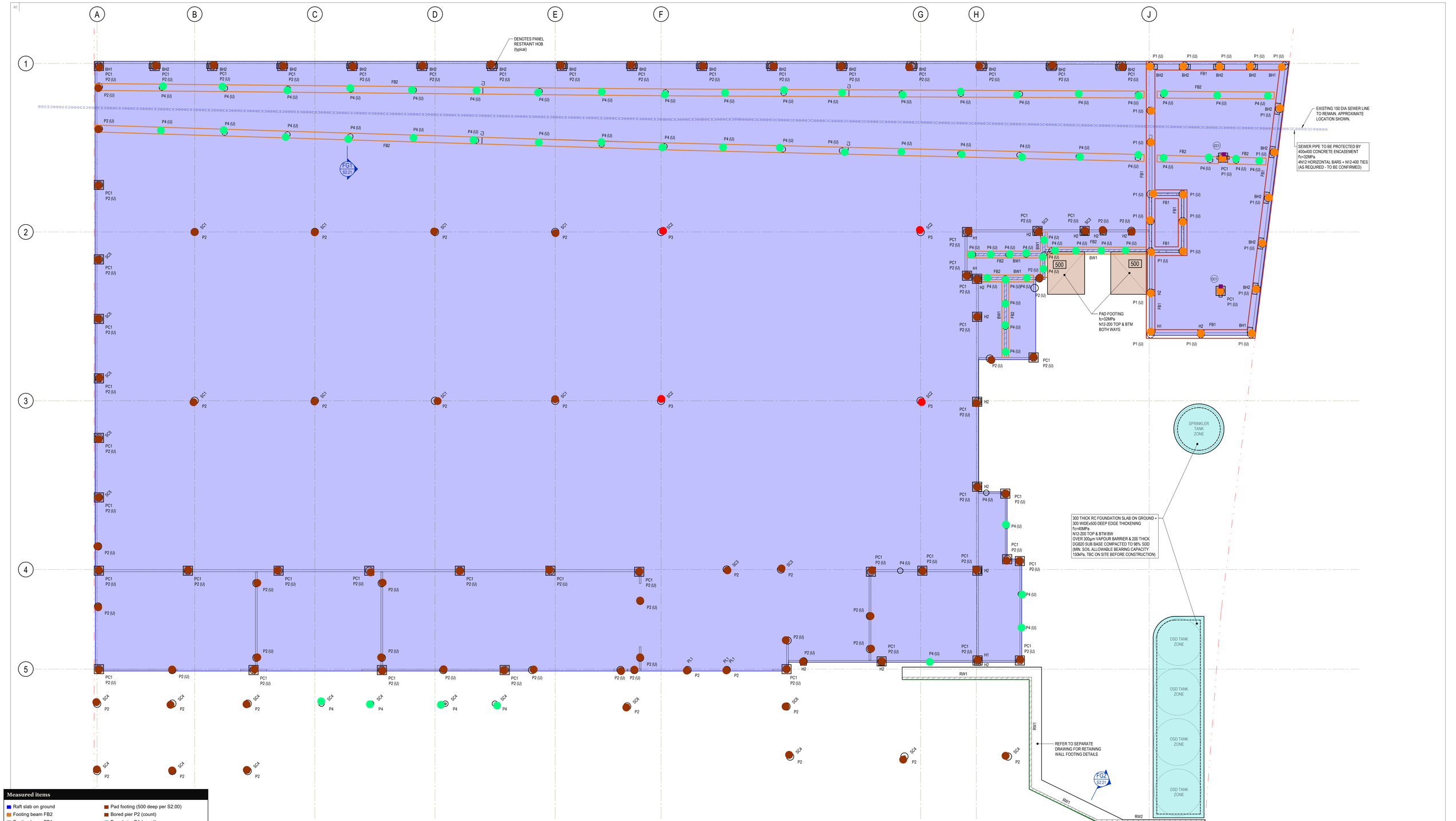
1. PROPOSED SERVICES CROSSING PROPOSED STORMWATER WITHIN DEVELOPMENT BOUNDARY ARE TO CROSS UNDERNEATH UNLESS OTHERWISE NOTED.

HYKSOS Bulk Earthworks, Indicative Cut and Fill Depth Plan

DEPTH

1.0 m cut — 0





Measured items

- Raft slab on ground
- Footing beam FB2
- Footing beam FB1
- Retaining wall RW1
- OSD slab on ground
- Pile cap PC1
- Fire sprinkler tank
- Pad footing (500 deep per S2.00)
- Bored pier P2 (count)
- Bored pier P4 (count)
- Bored pier P3 (count)
- Bored pier P1 (count)
- Column 1000 x 200 (count)

FOOTING PLAN

SCALE 1 : 100

PIER SCHEDULE

PILE CAP SCHEDULE

FOOTING BEAMS SCHEDULE