PRE-CONSTRUCTION INTELLIGENCE REPORT — SAMPLE EXTRACT

Business Park Site Development — Phase 2

Groundworks & Site Infrastructure — Tender Package Analysis

Project Reference **EB-SAMPLE-GW-02**	Client **Withheld**
Location **Leinster region, Ireland**	Measurement Basis **ARM4 / TII series layout**
Stated Tender Base **€1,027,435**	EchoByld Corrected Estimate **€1,237,690**
Document Status **Tender — priced BoQ received**	Report Date **February 2026**

This sample shows the structure of an EchoByld pre-construction report for a groundworks package. EchoByld reviews the uploaded bill of quantities, drawings and specification, then measures, prices and cross-checks the scope. Quantities that cannot be measured directly from the documents are inferred and carry a stated confidence range.

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Sample extract. The project, client, location, drawings, quantities, rates and values in this document are fictional and are provided only to illustrate EchoByld's report format and method. They do not describe any real project or tender. A full report typically runs to 30–40 pages and also covers drawing analysis, materials and procurement, programme logic and package strategy.

01 EXECUTIVE PROJECT SUMMARY

€1,027,435 **STATED TENDER BASE** Issued BoQ total, excl. VAT	**€1,237,690** **ECHOBYLD CORRECTED ESTIMATE** +€210,255 (+20.5%) adopted corrections	**81%** **SCOPE COMPLETENESS** 30 of 37 scope elements fully measured	**10** **BOQ SERIES** Series 0100 to 3000
10 **COSTED RISKS** 3 High · 6 Medium · 1 Low	**12** **DRAFT RFIS** 10 costed + 2 documentary	**€166k–€274k** **CORRECTION RANGE** Sum of low / high risk impacts	**€76,000** **LARGEST SINGLE GAP** R01 Preliminaries (nominal sum)

EchoByld Corrected Tender Assessment

The issued bill states a tender base of **€1,027,435**. EchoByld identified **10 costed risks** with a combined correction range of **€165,700–€274,000**. Adopting the most likely value for each gives a corrected estimate of **€1,237,690**, an increase of €210,255 (20.5%).

Corrected range: €1,193,135 – €1,301,435 | All figures excl. VAT and before client contingency.

Project Scope Overview

The package covers groundworks and site infrastructure for the second phase of a business park: approximately 3,960 m² of new estate road and 2,160 m² of service yard and parking, 1,240 m² of concrete footway, surface water and foul drainage with a geocellular attenuation tank and hydrocarbon interceptor, power, telecom and public lighting ducting, 14 LED lighting columns, boundary fencing and soft landscaping. The issued documents are a priced ARM4 bill (Series 0100–3000), seven general arrangement and detail drawings (DR-100 to DR-160), a drainage design statement and a site investigation summary.

Headline Findings

Ref	Finding	Severity	Adopted
R01	Preliminaries priced at a nominal sum	High	**+€76,000**
R02	Utility diversion scope split unresolved	High	**+€29,500**
R04	Rock and soft spots under-measured	High	**+€20,810**
R06	Traffic management on public road	Medium	**+€17,600**

Confidence note. Of the itemised value in the bill extract, 80% is measured directly from the issued drawings, 18% is inferred with a stated tolerance (mainly drainage depth bands, rock and waste classification), and 2% is provisional. Confidence in the corrected estimate rises materially once RFI-04 (GI factual report) and RFI-05 (drainage long sections) are answered.

02 COSTED RISK REGISTER & PROPOSED CORRECTIONS

Each risk is costed as a range. The adopted value is the most likely outcome and is carried into the corrected estimate as an EchoByld addition in the bill (Appendix A) or a series adjustment (Appendix B). Red rows are high severity and amber rows are medium severity. Each risk has a draft RFI, ready to issue before tender close.

Ref	Risk / finding	Severity	Impact range	Adopted	Proposed correction	Draft RFI
R01	**Preliminaries priced at a nominal sum** Series 0100 carries a single €18,500 lump sum against a 26-week programme. Site management, PSCS, welfare, setting out and as-built survey are not built up.	High	€69,500–€85,500	**+€76,000**	Build up preliminaries as a time-related and fixed schedule over 26 weeks. Series 0100	**RFI-01**
R02	**Utility diversion scope split unresolved** The bill carries a €12,500 provisional sum for diversions by others. DR-140 shows contractor civils for a 145m MV diversion and 2 joint bays.	High	€21,000–€38,000	**+€29,500**	Measure the contractor civils (EB-14.A/B) and confirm the network operator's scope in writing. Series 1400	**RFI-02**
R03	**Surfacing specification conflict** DR-110 specifies a 40mm SMA 10 PMB surface course, but bill item 0903.03 describes HRA 30/14 with chippings.	Medium	€7,900–€15,800	**+€11,880**	Price the SMA differential (EB-07.A) and confirm which document governs. Series 0700	**RFI-03**
R04	**Rock and soft spots under-measured** Only 50 m³ of soft spots is provisional and no rock is measured. TP-04 to TP-06 record weathered rock at 1.2–1.8m.	High	€13,000–€32,000	**+€20,810**	Add rock in trenches and an increased soft-spot quantity (EB-06.A/B) and request the GI factual report. Series 0600	**RFI-04**
R05	**Drainage long sections missing** DR-120 is plan only. Invert depths, and therefore trench depth bands, cannot be verified for 310m of SW pipe.	Medium	€7,000–€16,500	**+€11,060**	Re-band the affected lengths (EB-05.A) and request long sections before close. Series 0500	**RFI-05**
R06	**Traffic management on public road** The entrance tie-in sits on the public road. The prelims refer to Chapter 8 compliance, but no TTM design, operatives or equipment are measured.	Medium	€14,000–€22,000	**+€17,600**	Add 22 weeks of TTM at €800/wk, plus design and road opening licence attendance. Series 0100	**RFI-06**
R07	**Ducting chambers not measured** DR-150 shows 14 duct access chambers on the power and telecom runs. Series 1400 measures duct runs only.	Medium	€11,500–€17,500	**+€14,630**	Measure 14 No. chambers with covers (EB-14.C). Series 1400	**RFI-07**
R08	**Landscaping maintenance period** The specification requires 24 months of maintenance and defects replacement, but item 3000 measures 12 months.	Low	€6,800–€11,200	**+€8,750**	Add 12 months of maintenance visits and a plant replacement allowance. Series 3000	**RFI-08**
R09	**Attenuation volume discrepancy** The drainage design statement requires 465 m³ of storage, but item 0510.01 measures 420 m³.	Medium	€6,000–€9,500	**+€7,425**	Add 45 m³ at the bill rate (EB-05.B) and confirm the design volume. Series 0500	**RFI-09**
R10	**Waste classification of surplus arisings** Disposal of U1 material is priced as inert. No WAC testing is available, and made ground is noted in TP-02.	Medium	€9,000–€26,000	**+€12,600**	Allow a non-hazardous surcharge on 600 m³ (EB-06.C) and request WAC results. Series 0600	**RFI-10**
	Total — 10 costed risks		**€165,700–€274,000**	**+€210,255**	**Stated base €1,027,435 to corrected €1,237,690**	

APPENDIX A

Bill of Quantities — Extract

Measured generally in accordance with ARM4; series numbering follows TII layout | Rates: EchoByld market rates, Ireland (Leinster) Q1 2026 | Currency: EUR, excl. VAT

White rows — measured and priced in the issued bill

Amber rows — provisional quantities or sums

Red rows — EchoByld additions (not in the issued bill)

Series 0500 DRAINAGE & ATTENUATION

NOTE Long sections not issued (DR-120 plan only): depth bands for 0502.02–03 inferred from cover levels and gradients. See R05, R09.

Item	Description	Unit	Qty	Rate (€)	Amount (€)	Basis
0502.01	225mm dia. Class M concrete SW pipe to IS EN 1916; Cl.505 bed and surround; in trench, depth to invert n.e. 1.5m; incl. excavation and Cl.804 backfill	m	186	78.50	14,601	Measured
0502.02	300mm dia. ditto; depth to invert 1.5–2.0m	m	214	104.00	22,256	Inferred ±15%
0502.03	450mm dia. ditto; depth to invert 2.0–3.0m	m	96	162.00	15,552	Inferred ±15%
0502.04	150mm dia. uPVC foul pipe to IS EN 1401; ditto; depth n.e. 2.0m	m	252	64.50	16,254	Measured
0507.01	Precast SW manhole 1200mm dia., depth 1.5–2.5m; D400 cover and frame	No.	11	2,340.00	25,740	Measured
0507.02	Precast FW manhole 1050mm dia., depth n.e. 2.0m; D400 cover and frame	No.	8	1,860.00	14,880	Measured
0508.01	Trapped road gully 450mm dia.; D400 grating; 150mm connection n.e. 6m	No.	24	545.00	13,080	Measured
0510.01	Geocellular attenuation tank, 95% void, geomembrane wrap; measured as storage volume	m³	420	165.00	69,300	Measured
0510.02	Flow control chamber 1500mm dia.; vortex control and bypass penstock	No.	1	7,850.00	7,850	Measured
0511.01	Class 1 full-retention hydrocarbon interceptor NS 15; alarm and covers	No.	1	11,200.00	11,200	Measured
0512.01	Connect to existing boundary manhole; break in and make good benching	No.	2	1,450.00	2,900	Measured
0513.01	CCTV survey of completed SW and FW drainage; report to WRc standard	m	748	3.25	2,431	Measured
EB-05.A	**EchoByld addition · R05** Extra over 0502.01–02 for depth band 2.0–3.0m, pending long sections	m	280	39.50	11,060	Inferred ±25%
EB-05.B	**EchoByld addition · R09** Attenuation storage increase to 465 m³ per drainage design statement	m³	45	165.00	7,425	Measured
Series 0500 as issued €216,044 · EchoByld additions					+€18,485	
Series 0500 — Drainage & Attenuation — corrected total					**€234,529**	

Series 0600 EARTHWORKS

NOTE 50 m³ provisional soft spots and no rock measured; TP-04 to TP-06 record weathered rock at 1.2–1.8m. See R04, R10.

Item	Description	Unit	Qty	Rate (€)	Amount (€)	Basis
0602.01	Strip topsoil avg. 250mm deep; stockpile on site for re-use	m³	1,710	6.80	11,628	Measured
0602.02	Remove surplus topsoil off site to licensed facility	m³	640	24.50	15,680	Inferred ±10%
0604.01	General excavation of acceptable material to formation	m³	3,250	5.90	19,175	Measured
0604.02	Excavate unacceptable Class U1; dispose off site to inert facility	m³	1,180	29.00	34,220	Inferred ±15%
0607.01	Deposit and compact Class 1A/2A fill from cut; layers n.e. 250mm	m³	2,860	4.20	12,012	Measured
0608.01	Imported Class 6F2 capping, 300mm, carriageway and service yard	m³	1,320	36.50	48,180	Measured
0609.01	Non-woven geotextile separator to formation; 300mm laps	m²	4,400	1.85	8,140	Measured
0610.01	Soft spots: excavate below formation, replace with Class 6F2	m³	50	46.00	2,300	Provisional
0612.01	Trim and compact formation to tolerance	m²	4,400	1.15	5,060	Measured
0614.01	Plate bearing / in-situ CBR tests at formation	No.	12	260.00	3,120	Provisional
EB-06.A	**EchoByld addition · R04** Extra over excavation for rock in drainage trenches (TP-04 to 06)	m³	140	66.50	9,310	Inferred ±30%
EB-06.B	**EchoByld addition · R04** Additional soft-spot allowance below formation; Class 6F2	m³	250	46.00	11,500	Inferred ±30%
EB-06.C	**EchoByld addition · R10** Surcharge for non-hazardous classification of part of U1 arisings	m³	600	21.00	12,600	Inferred ±25%
Series 0600 as issued €159,515 · EchoByld additions					+€33,410	
Series 0600 — Earthworks — corrected total					**€192,925**	

Series 0700 ROAD PAVEMENTS (0800 UNBOUND & 0900 BITUMINOUS)

NOTE Surface course conflict: DR-110 specifies SMA 10 PMB; item 0903.03 describes HRA 30/14. Differential added as EB-07.A. See R03.

Item	Description	Unit	Qty	Rate (€)	Amount (€)	Basis
0805.01	Granular sub-base Cl.804, 225mm compacted, carriageway	m³	891	42.00	37,422	Measured
0805.02	Granular sub-base Cl.804, 150mm compacted, yard and parking	m³	324	42.00	13,608	Measured
0903.01	AC 32 dense base 40/60, 100mm, carriageway	m²	3,960	19.40	76,824	Measured
0903.02	AC 20 dense binder 40/60, 60mm, carriageway	m²	3,960	13.60	53,856	Measured
0903.03	40mm HRA 30/14 surface with 14mm chippings, carriageway (as billed)	m²	3,960	11.90	47,124	Measured
0903.04	Yard and parking: AC 20 binder 60mm + AC 10 close graded 30mm	m²	2,160	24.80	53,568	Measured
0920.01	Bond coat K1-40 between bituminous layers	m²	7,920	0.65	5,148	Measured
0950.01	Cold mill 40mm and inlay tie-in to existing road; stepped joint	m²	186	22.50	4,185	Inferred ±10%
EB-07.A	**EchoByld addition · R03** Differential for 40mm SMA 10 PMB surface per DR-110 in lieu of HRA	m²	3,960	3.00	11,880	Inferred ±20%
Series 0700 as issued €291,735 · EchoByld additions					+€11,880	
Series 0700 — Road Pavements (0800 Unbound & 0900 Bituminous) — corrected total					**€303,615**	

Series 1100 KERBS, FOOTWAYS & PAVED AREAS

Item	Description	Unit	Qty	Rate (€)	Amount (€)	Basis
1101.01	Precast kerb HB2 125×255mm, straight; C20/25 bed and haunch	m	742	31.50	23,373	Measured
1101.02	Ditto, radius n.e. 12m	m	96	42.00	4,032	Measured
1101.03	Dropped and transition kerbs at crossing points	m	38	36.00	1,368	Measured
1103.01	Precast edging 50×150mm; C20/25 bed and haunch	m	610	17.80	10,858	Measured
1105.01	Footway: 100mm C30/37 XC4 concrete, brushed, on 150mm Cl.804	m²	1,240	48.50	60,140	Measured
1106.01	Blister tactile paving 400×400mm, buff, at crossings	m²	42	78.00	3,276	Measured
1108.01	RC vehicle crossing 200mm C35/45 at plot entrances	m²	96	88.50	8,496	Inferred ±10%
Series 1100 — Kerbs, Footways & Paved Areas — corrected total					**€111,543**	

Series 1400 ELECTRICAL WORK & SERVICE DUCTING

NOTE €12,500 PS for diversions by others, but DR-140 shows 145m of contractor MV civils; DR-150 chambers not measured. See R02, R07.

Item	Description	Unit	Qty	Rate (€)	Amount (€)	Basis
1402.01	2 No. 125mm HDPE power ducts in trench; ST2 surround; depth n.e. 1.0m	m	465	44.00	20,460	Measured
1402.02	4-way 100mm uPVC telecom duct bank in trench; ST2 surround	m	380	52.50	19,950	Measured
1402.03	1 No. 110mm uPVC public lighting duct in trench	m	520	18.50	9,620	Measured
1403.01	8m galvanised lighting column, LED luminaire, foundation	No.	14	3,150.00	44,100	Measured
1403.02	Feeder pillar on precast base; metering and connection	No.	1	2,650.00	2,650	Measured
1404.01	4-core 16mm² SWA cable drawn into ducts; terminations	m	540	14.20	7,668	Measured
1405.01	Diversion of existing services by network operator — PS	sum	1	12,500.00	12,500	Provisional
1406.01	Earthing, testing, commissioning and certification	item	1	3,650.00	3,650	Measured
EB-14.A	**EchoByld addition · R02** MV diversion civils per DR-140: 3 No. 160mm ducts, ST2, reinstate	m	145	148.00	21,460	Inferred ±15%
EB-14.B	**EchoByld addition · R02** MV joint bay excavation, shoring and reinstatement	No.	2	4,020.00	8,040	Inferred ±15%
EB-14.C	**EchoByld addition · R07** Duct access chamber 600×450mm, D400/B125 cover, per DR-150	No.	14	1,045.00	14,630	Measured
Series 1400 as issued €120,598 · EchoByld additions					+€44,130	
Series 1400 — Electrical Work & Service Ducting — corrected total					**€164,728**	

APPENDIX B

Collection & Corrected Tender Value

Series totals as issued, EchoByld adjustments and corrected totals. Series marked "not reproduced" are priced in the full report but not itemised in this extract.

Series	Title	As issued	EchoByld adj.	Corrected	Risk refs
0100	Preliminaries & General · not reproduced	€18,500	+€93,600	**€112,100**	R01, R06
0200	Site Clearance · not reproduced	€14,850	—	**€14,850**	—
0300	Fencing, Gates & Boundaries · not reproduced	€38,600	—	**€38,600**	—
0500	Drainage & Attenuation	€216,044	+€18,485	**€234,529**	R05, R09
0600	Earthworks	€159,515	+€33,410	**€192,925**	R04, R10
0700	Road Pavements (0800 Unbound & 0900 Bituminous)	€291,735	+€11,880	**€303,615**	R03
1100	Kerbs, Footways & Paved Areas	€111,543	—	**€111,543**	—
1200	Traffic Signs & Road Markings · not reproduced	€9,750	—	**€9,750**	—
1400	Electrical Work & Service Ducting	€120,598	+€44,130	**€164,728**	R02, R07
3000	Landscaping & Ecology · not reproduced	€46,300	+€8,750	**€55,050**	R08
	TOTAL (excl. VAT)	**€1,027,435**	**+€210,255**	**€1,237,690**	**R01–R10**

Corrected value — range

Stated tender base	**€1,027,435**
Corrections — low case	+€165,700
Corrections — adopted	+€210,255
Corrections — high case	+€274,000
Corrected estimate (adopted)	**€1,237,690**
Corrected range	€1,193,135–€1,301,435

Basis of value — itemised series

Measured	€803,181	80%
Inferred ±%	€186,239	18%
Provisional	€17,920	2%
Itemised in extract	**€1,007,340**	**100%**

Pre-tender actions — priority order

#	Action	RFI	Value at risk
1	Price preliminaries and traffic management as a full build-up over the 26-week programme	RFI-01, 06	€83,500–€107,500
2	Confirm the utility diversion split with the network operator and measure the contractor civils	RFI-02	€21,000–€38,000
3	Request the GI factual report and WAC results, and agree a remeasurement basis for rock	RFI-04, 10	€22,000–€58,000
4	Request drainage long sections and confirm the attenuation design volume	RFI-05, 09	€13,000–€26,000

Sample extract. All names, locations, drawing references, quantities, rates and values are fictional and are provided for illustration only. Figures are arithmetically consistent within this document but do not represent any real project, tender or client.