

Cascade Land Services LLC

a fictional firm, standing in for yours

Prepared for: Granite Basin Power & Gas (fictional utility) · **Work order:** WO#4417 · **Requesting engineer:** D. Reyes

Pricing basis: Rate sheet rev. C · **Returned:** same day as intake

INDIVIDUAL SCOPE OF WORK

Regulator Station Power Drop — Land Services

1. PROJECT UNDERSTANDING

Granite Basin Power & Gas requires land-services support for a power drop to an existing regulator station. The work involves a conduit run of approximately 60 feet between two tie-in points, crossing a parcel preliminarily identified as town-owned. The requesting engineer anticipates three to five permits and a temporary use agreement for construction parking. This scope covers the land, permitting, and access work required to clear the corridor for construction; it does not include construction itself.

2. SCOPE OF SERVICES

Task 1 — Permit applications (4), through issuance. Prepare, submit, and track municipal and right-of-way permit applications associated with the conduit run and station work, including responses to reviewer comments, through issuance. Priced at four applications; the basis for that count is stated in Section 4.

Task 2 — Landowner coordination, town parcel. Confirm ownership of the crossing parcel through the county record, identify the responsible municipal department, and coordinate consent for the crossing, including meeting attendance and written follow-up until consent is documented.

Task 3 — Temporary use agreement, construction access and parking. Draft and negotiate a TUA covering construction access and equipment parking for the duration of construction, on the utility's standard TUA form, executed before mobilization.

Task 4 — Title review and mileage. Title review of the affected parcel to confirm the record owner and any encumbrances bearing on the crossing, plus field mileage associated with the tasks above.

3. PRICING

Task	Basis	Amount
1. Permit applications ×4, through issuance	Rate sheet rev. C, unit price per application	\$4,320
2. Landowner coordination, town parcel	Rate sheet rev. C, coordination rate	\$2,240
3. TUA, construction access & parking	Rate sheet rev. C, agreement rate	\$1,610
4. Title review & mileage	Rate sheet rev. C, title unit + mileage schedule	\$2,140
Total, not to exceed		\$10,310

All pricing from rate sheet revision C, the revision in force on the intake date. Work is billed as performed and capped at the NTE; no task proceeds beyond its line amount without a documented change.

4. ASSUMPTIONS AND EXCLUSIONS

- Permit count is priced at four. The source email estimates three to five; if issuance requires a fifth application, it is added at the rev. C unit price with the change documented against this work order before the work is done.
- Parcel ownership is assumed town-owned per the intake and is confirmed in Task 4 before Task 2 consent work concludes. A privately owned parcel changes the Task 2 basis and comes back as a question, not a silent re-price.
- Permit and recording fees are the utility's cost, invoiced at actuals with receipts, and are not included in the amounts above.
- Construction, materials, inspection, and restoration are excluded from this scope.

5. DELIVERABLES

- Issued permits, executed TUA, documented municipal consent, and the title summary, delivered into the utility's project file as each completes.
- The verification checklist on the following page, attached to this document as shipped.

Prepared and reviewed: Cascade Land Services LLC (fictional) — **AUDITED ✓ HUMAN-REVIEWED**

VERIFICATION CHECKLIST

attached to every document that ships — every line traced to a sentence in the source

Scope line	Traced to the source email
✓ Task 1, permits ×4	"Figure 3–5 permits" — priced at 4, basis stated in Section 4 rather than guessed silently.
✓ Task 2, landowner coordination	"Parcel looks town-owned" — "looks" is the engineer's uncertainty, so confirmation is written into Tasks 2 and 4.
✓ Task 3, TUA	"plus a TUA for construction parking" — scoped to access and parking, nothing broader.
✓ Task 4, title & mileage	Required to resolve the ownership question the email raises; mileage per the rate-sheet schedule.
✓ Corridor length	"~60 ft between the two tie-in points" — carried into Section 1 as stated, not rounded up.
✓ Rates, all tasks	"Rate sheet rev. C applies" — every amount checked against rev. C at build time.
✓ Template sections	All required sections present and populated. On a live project this is your client's own template, held in custody.
✓ Human sign-off	Read line by line against the source email before it shipped. Nothing goes out on the model's word alone.

Reviewer sign-off: required before anything ships — zero exceptions in 12+ months of live production.

Your version of this document arrives on your client's own template, priced from your current rate sheet. The first one is free on a live project: outcomesautomation.com/contact · josh@outcomesautomation.com