

Bid Package

Tender 2026-07, Parking Lot Expansion and Site Improvements

Prepared for	Ashgrove Falls Community Health Centre, through the owner's consultant
Site	1180 Carriage Road, Ashgrove Falls, Ontario
Bidder	Kestrel Sitework Ltd. Package prepared in the bidder's name.
Closing	Thursday, October 1, 2026, 2:00 p.m. local time. Sealed bid, delivered by hand. Bids valid 60 days.
Drawing basis	Issued-for-tender set, ten sheets dated August 28, 2026; project manual, 118 pages; Addendum 1, September 9, 2026. Register on page 3.
Estimate class	Bid estimate, Class A: complete takeoff from the full set, every sheet read and logged, priced for submission.
Rates used	Market rates for this region and season, set by us, except your own crew and equipment rates on removals, earthworks, and concrete, and your supplier quote on granular. Overhead 10 percent and margin 10 percent are your standing figures, applied in that order.
Bid call	Worth chasing. Scope suits a self-performing sitework contractor with one electrical sub. Expected field: five to seven bidders.
Currency	Canadian dollars. HST extra, shown separately.
Package date	September 18, 2026. Sub quotes and RFI positions as of that date.

The Two Numbers

ACCURATE PRICE
Your cost

\$279,000 + HST

What it costs your company to build this job, with overhead at 10 percent and margin at 10 percent in it, as stated in the summary below. Confidence band \$264,000 to \$294,000.

**SUGGESTED
WINNING NUMBER**
The winner

\$277,000 + HST

The number positioned to win this tender against the field we expect, drawn from market conditions on this class of work in this region. At this number the job carries about 9 percent margin over your overhead, which is where open tenders in this class have been clearing. A market estimate, not a promise. You set the price you submit.

Bid Summary

Division	Amount
1.0 General requirements	\$18,300
2.0 Site preparation and erosion control	\$9,470
3.0 Removals	\$14,422
4.0 Earthworks	\$15,153
5.0 Storm drainage	\$28,880
6.0 Granular base	\$34,024
7.0 Asphalt paving	\$39,923
8.0 Concrete	\$34,800
9.0 Site lighting (subcontract, leveled quote)	\$18,000
10.0 Pavement markings and signage	\$2,352
11.0 Landscape restoration	\$15,560
Cost of the work, all lines (pages 2 and 3)	\$230,884
Overhead, 10 percent	\$23,088
Margin, 10 percent	\$25,397
Rounding to the bid number	(\$369)
ACCURATE PRICE, before HST	\$279,000

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Bid Package

Line Items and Quantities

Every line carries its takeoff quantity and the sheet it was measured from. Tonnages at 2.2 t per m3 for Granular B, 2.25 for Granular A, and 2.4 for asphalt, compacted in place.

Item	Source	Qty	Unit	Rate	Amount
1.0 General requirements					\$18,300
Mobilization and demobilization, one move-in	01 00 00	1	ls	\$3,800	\$3,800
Site supervision, part time, six-week schedule	01 31 00	6	wk	\$1,100	\$6,600
Traffic control and pedestrian protection, existing lot stays in use	01 55 00	1	ls	\$2,400	\$2,400
Erosion control maintenance, dust control, and site cleanup	01 57 00	6	wk	\$350	\$2,100
Performance and labour and material bonds (50 percent each), insurance certificate	00 61 00	1	ls	\$3,400	\$3,400
2.0 Site preparation and erosion control					\$9,470
Silt fence, supply, install, maintain, remove	C-102	130	m	\$15	\$1,950
Mud mat at the north construction entrance, 50 mm clear stone on geotextile	C-102	1	ea	\$3,200	\$3,200
Tree protection fencing at the retained trees, east limit	C-102	30	m	\$14	\$420
Survey layout, grade stakes, and as-built pickup	G-001 note 7	1	ls	\$3,900	\$3,900
3.0 Removals					\$14,422
Saw cut, remove, and dispose existing asphalt at the tie-in strip (RFI 4)	C-101	90	m2	\$17	\$1,530
Remove and dispose existing concrete curb at the tie-in	C-101	36	m	\$22	\$792
Remove four trees, 200 to 400 mm diameter, grind stumps, dispose	C-101	4	ea	\$1,100	\$4,400
Strip topsoil, 200 mm, stockpile the reusable portion on site	C-101, C-201	1,400	m2	\$2.50	\$3,500
Load and haul off surplus topsoil	C-201	210	m3	\$20	\$4,200
4.0 Earthworks					\$15,153
Cut to subgrade, load, and haul off as clean fill (assumption 1)	C-201	300	m3	\$40	\$12,000
Fine grade and proof roll the subgrade, granular limits plus 300 mm behind curb	C-201, C-401	1,110	m2	\$2.30	\$2,553
Place and compact fill from the site cut at the west edge	C-201	40	m3	\$15	\$600
5.0 Storm drainage					\$28,880
Catch basin, 600 x 600 precast, frame and grate, to 1.8 m deep	C-301, C-402	2	ea	\$3,300	\$6,600
250 mm PVC DR35 catch basin leads, bedded and backfilled, 1.5 to 2.0 m deep	C-301	46	m	\$280	\$12,880
Connection to the existing catch basin manhole, core, boot, rebench (RFI 1)	C-301	1	ea	\$3,800	\$3,800
100 mm perforated subdrain with filter sock and clear stone, along the curb line	C-301, C-402	175	m	\$32	\$5,600
6.0 Granular base					\$34,024
Granular B, 300 mm compacted, supplied, placed, and compacted	C-201, C-401	733	t	\$28	\$20,524
Granular A, 150 mm compacted, supplied, placed, and compacted	C-201, C-401	375	t	\$36	\$13,500

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Bid Package

Item	Source	Qty	Unit	Rate	Amount
7.0 Asphalt paving					\$39,923
HL8 base course, 50 mm compacted, supplied and placed	C-201, C-401	126	t	\$165	\$20,790
HL3 surface course, 40 mm compacted, supplied and placed	C-201, C-401	101	t	\$178	\$17,978
Tack coat between lifts and at the tie-in joint	C-401	1,050	m2	\$1.10	\$1,155
8.0 Concrete					\$34,800
Barrier curb and gutter per OPSD 600.040, machine placed, including two 6 m depressed entrances	C-201, C-401	170	m	\$90	\$15,300
Sidewalk, 130 mm, broom finish, on 150 mm Granular A, 1.5 m wide	C-201, C-401	72	m2	\$105	\$7,560
Accessible ramps with cast-in tactile plates	C-401	2	ea	\$1,600	\$3,200
Light standard bases, cast in place, 600 mm diameter x 2.4 m, anchor cage supplied by the lighting sub	E-101, C-402	3	ea	\$1,900	\$5,700
Bollards, 150 mm steel, concrete filled, painted, at the accessible entrance	C-402	4	ea	\$760	\$3,040
9.0 Site lighting (subcontract, leveled quote)					\$18,000
Three LED area lights on 7.6 m poles, conduit, wiring, and connection to the existing panel (RFI 3)	E-101	1	ls	\$18,000	\$18,000
10.0 Pavement markings and signage					\$2,352
Parking stalls, painted lines	C-201	32	ea	\$16	\$512
Accessible stalls, symbols and access aisle hatching	C-201	2	ea	\$180	\$360
Signs on posts (accessible, fire route, stop)	C-201	4	ea	\$325	\$1,300
Directional arrows	C-201	4	ea	\$45	\$180
11.0 Landscape restoration					\$15,560
Topsoil, 100 mm, and nursery sod, all disturbed areas outside the pavement	L-101	380	m2	\$14.50	\$5,510
Deciduous trees, 60 mm caliper, staked and mulched, two-year warranty (RFI 2)	L-101, L-501	7	ea	\$625	\$4,375
Shrub bed, 450 mm topsoil, plants per the schedule, 75 mm mulch	L-101, L-501	45	m2	\$105	\$4,725
Bike rack, surface mount, five bikes	L-101	1	ea	\$950	\$950
COST OF THE WORK, all lines					\$230,884

Sheet Register

Every sheet in the set was opened, checked for legibility at working scale, and read before a number was produced. Nothing dropped.

Sheet	Title	Issue	Date	Legibility and notes	Status
G-001	Cover, general notes, key plan	IFT	Aug 28, 2026	Legible	Read
C-101	Existing conditions, survey base, and removals plan	IFT	Aug 28, 2026	Legible	Read
C-102	Erosion and sediment control plan	IFT	Aug 28, 2026	Legible	Read
C-201	Site grading and layout plan	IFT	Aug 28, 2026	Legible	Read
C-301	Site servicing plan	IFT	Aug 28, 2026	Legible; existing invert marked "verify" (RFI 1)	Read
C-401	Details 1: curb, sidewalk, pavement structure, ramps	IFT	Aug 28, 2026	Legible	Read

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Bid Package

Sheet	Title	Issue	Date	Legibility and notes	Status
C-402	Details 2: catch basin, subdrain, bollard, splash pad	IFT	Aug 28, 2026	Legible	Read
L-101	Landscape plan and plant schedule	IFT	Aug 28, 2026	Legible	Read
L-501	Landscape details	IFT	Aug 28, 2026	Legible	Read
E-101	Site lighting plan	IFT	Aug 28, 2026	Legible	Read
Manual	Project manual, Divisions 00, 01, 26, 31, 32, 33 (118 pages)	IFT	Aug 28, 2026	Legible	Read
Add. 1	Addendum 1: closing confirmed, Schedule B revised, inquiry responses	Issued	Sep 9, 2026	Legible	Read

Sub and Supplier Quotes, Leveled

Quotes were solicited in your name with your OK, on the scopes where the job needs them. Each one was leveled to the same scope before a number was carried. Names are on file; the leveling is shown so you can see what moved.

Scope	Sought	Received	Quotes and leveling	Carried
Site lighting (E-101)	3	2	Quote 1: \$20,000, excludes trenching and backfill; add \$2,100 to level, \$22,100. Quote 2: \$18,000, trenching included, five-week pole lead time inside the schedule. Quote 3: declined.	\$18,000 (Quote 2)
Asphalt supply and place, both lifts	2	2	Quote 1: \$38,768 on a prepared base, tack extra. Quote 2: \$41,200, tack included. Leveled with tack added to Quote 1: \$39,923 against \$41,200.	\$39,923 (Quote 1 plus tack)
Precast structures, frames, grates, pipe, fittings	2	2	Supplier 1: \$9,140 material, delivered. Supplier 2: \$9,610. Carried inside the storm drainage lines.	\$9,140 (Supplier 1)
Nursery stock, trees and shrubs	1	1	Supplier 1: \$4,280 material, October availability confirmed for 60 mm caliper. Carried inside the landscape lines.	\$4,280
Pavement markings and signage	2	1	Quote 1: \$2,352. Quote 2: no response by package date. One quote on a small scope; a second is worth chasing at firm-up.	\$2,352 (Quote 1)

Requests for Information

Submitted September 15, 2026 through the consultant's tender inquiry process. Unanswered at package date. Each one states the position carried in the price and what the answer is worth.

RFI 1	C-301 outlets the new leads to the existing catch basin manhole at the northwest corner; the existing invert is marked "verify" and no elevation is given. If it sits higher than the design lead, the run needs regrading or a new structure. Carried: connection to the existing structure as drawn. Worth \$9,000 to \$12,000 if a new structure is required.
RFI 2	L-101 plant schedule calls for 60 mm caliper trees; specification 32 93 00 calls for 70 mm. Addendum 1 did not resolve it. Carried: 60 mm per the drawing. Worth about \$1,400 if 70 mm governs.
RFI 3	E-101 shows three light standards; the revised Schedule B in Addendum 1 has no lighting line. Carried: lighting in the base bid, stated on the form. Confirm the owner does not intend it as a separate price.
RFI 4	C-101 shows a 1 m saw cut strip at the asphalt tie-in; no milling note. Carried: saw cut, butt joint, tack. A milled tie-in would add about \$1,800.

Stated Assumptions

What the price relies on. If any of these turn out otherwise, the number moves and you should know before you sign.

1	Excavated material is clean fill, accepted at a receiving site within 25 km. No geotechnical report is in the set; no contaminated or organic material below the topsoil is carried.
2	The subgrade proof rolls at the design granular depth. No subexcavation is carried in the base bid; a unit price for it is offered on the form (UP1).

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Bid Package

3	One mobilization, six-week schedule, October to mid-November, ahead of winter shutdown. No cold-weather protection or winter heating carried.
4	The existing lot stays in operation. Work zone fenced; site access from the north entrance only, per Addendum 1.
5	Utility locates by the contractor. No private utility conflicts beyond the storm shown on C-301.
6	The existing electrical panel has spare capacity for the lighting circuit, per E-101 note 4. Any panel upgrade is by the owner.
7	About 70 m3 of stripped topsoil is fit for reuse in the sod and shrub bed areas after screening. The balance is hauled off.
8	Materials testing (compaction, asphalt, concrete) is by the owner's testing agency, per specification 01 45 00.

Leftovers: Items Found in the Read That Land Nowhere

Everything drawn or noted that did not fall into a priced line is listed here with what we did about it. This is the list that catches missed scope.

Found	Disposition
Gravel path along the south limit, hatched on C-101, no removal or restoration note.	Assumed to remain. Not priced.
Detail 6 on C-402, concrete splash pad at a downspout. The downspout is on the building wall, outside the limit of work.	Not priced. Confirm with the consultant if intended.
L-501 detail 3 shows a bench footing; no bench appears on L-101 or in the schedule.	Not priced. Confirm.
Existing entrance sign on C-101, marked "protect" on C-201 and "remove" in the demolition legend.	Priced as protect. Removal would be a small extra if wanted.
Curb depressions at the two entrance lanes are drawn on C-201 but missing from the curb schedule.	Priced inside the curb line as two 6 m depressed sections.
Hydro pole guy wire inside the grading limit at the east edge, on the C-101 survey base, no relocation note.	Assumed to remain; the grading limit is trimmed around it. Not priced.
Entrance sign base on L-101, marked "by others, future".	Not priceable as drawn. Excluded.

Scope Register

PRICED	Everything in the line items on pages 2 and 3, measured from the drawings and traceable to a sheet.
ALLOWANCES	None carried inside the base bid. Unit prices for the likely extras are offered on the form (UP1 to UP3) so the owner pays for what is found, not for what we guessed.
EXCLUDED	HST (shown separately). Permits, fees, and development charges. Materials testing and inspection. Utility relocations and any panel upgrade. Oil-grit separator or stormwater controls (none shown). Winter conditions. Landscape maintenance beyond the two-year tree warranty and 60-day sod establishment.
NOT PRICEABLE AS DRAWN	Entrance sign base, marked by others, future. Bench footing detail with no bench on plan (leftovers list). Both flagged, neither priced.

Separate Prices, Unit Prices, and Alternates

Schedule C of the form calls for two separate prices. Unit prices are offered for the extras the read says are likely. Instructions to Bidders 12.3 is the clause on voluntary alternates; confirm it before you offer one.

Item	Basis	Price
SP1 (required): two additional stalls at the west end, dashed on C-201	Same rates as the base bid, with overhead and margin: extra granular, asphalt, curb, and markings, plus the extended subdrain.	Add \$6,900
SP2 (required): concrete unit paver apron at the main entrance in place of asphalt, 48 m2 (L-101 alternate)	Pavers on bedding sand over the same Granular A, at \$165 per m2, less the asphalt credit for the same area, with overhead and margin.	Add \$7,400

KESTREL SITEWORK LTD.

Bid Package

Item	Basis	Price
UP1: subexcavation of unsuitable subgrade and replacement with Granular B, per m3	Extra over the base bid, measured in place: the base bid's cut-and-haul and Granular B rates, with overhead and margin. Recommended to protect you on assumption 2.	\$123 per m3
UP2: additional 60 mm caliper trees, each	The base-bid rate, with overhead and margin.	\$756 each
UP3: additional barrier curb and gutter, per m	The base-bid rate, with overhead and margin.	\$109 per m
A1 (voluntary): hydroseed in place of nursery sod on the 380 m2 restoration area	Saving to the owner if accepted; slower establishment. Your call whether to offer it.	Deduct \$3,600

Firm-Up Stage

One firm-up pass is included. Before you sign the form, the items that drive the price get a second look with your final supplier confirmations in hand: asphalt and granular together are about 32 percent of cost, then concrete, storm drainage, and the lighting sub. The band on page 1 tightens and the price goes firm with you in the room, not in a vacuum. On a tender the pass runs before closing. If an addendum lands, the first re-price is included.

Bid Form and Submission Checklist

Item	Status	Who
Tender Form, pages 1 to 4, lump sum in words and figures, agrees with Schedule B	Prepared	Your signature
Schedule B, itemized breakdown, totals agree with the lump sum	Prepared	Review
Schedule C, separate prices SP1 and SP2, unit prices UP1 to UP3	Prepared	Review
Addendum 1 acknowledged on the form	Entered	Confirm
Bid bond, 10 percent, original, sealed by the surety	Requested from your surety	Attach original
Agreement to bond: 50 percent performance, 50 percent labour and material	Requested from your surety	Attach original
List of subcontractors: electrical (lighting), pavement markings	Prepared	Confirm names
WSIB clearance certificate, current on closing day	Pull on September 30	Attach
Certificate of insurance at the limits in section 00 73 00	Requested from your broker	Attach
HST registration number and legal name on the form	Entered	Confirm
Corporate signing authority, seal, and witness	Blocks marked	Sign and seal
Sealed envelope labelled with the tender number; delivered by hand before 2:00 p.m.; keep a signed copy	Label prepared	Deliver

What You Hand the Owner

The Tender Form, Schedule B, Schedule C, and the attachments above, in your name, ready to seal. Nothing on them identifies anyone but you. The takeoff, the sheet register, the quote leveling, the RFI positions, the leftovers list, and the two-number analysis stay on your side of the table. A values-only spreadsheet of the line items comes with this package.

[All names, quantities, rates, and prices in this document are fictional and shown to illustrate the format and content of a Bid Package. Any resemblance to a real project, company, or tender is coincidental.]