

Scope and Quantities 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	Takeoff for a bid estimate, Class A: complete takeoff from the full set, every sheet read and logged. Quantities only; no pricing in this package.
Bid call	Worth chasing. Scope suits a self-performing sitework contractor with one electrical sub. Expected field: five to seven bidders.
Package date	September 18, 2026. RFI positions as of that date.
In this package	The line items with quantities and units, the sheet register, the requests for information, the stated assumptions, the leftovers list, and the scope register. No rates, no amounts, no quotes, and no bid forms.

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.

1.0 General requirements	Source	Qty	Unit
Mobilization and demobilization, one move-in	01 00 00	1	ls
Site supervision, part time, six-week schedule	01 31 00	6	wk
Traffic control and pedestrian protection, existing lot stays in use	01 55 00	1	ls
Erosion control maintenance, dust control, and site cleanup	01 57 00	6	wk
Performance and labour and material bonds (50 percent each), insurance certificate	00 61 00	1	ls
2.0 Site preparation and erosion control	Source	Qty	Unit
Silt fence, supply, install, maintain, remove	C-102	130	m
Mud mat at the north construction entrance, 50 mm clear stone on geotextile	C-102	1	ea
Tree protection fencing at the retained trees, east limit	C-102	30	m
Survey layout, grade stakes, and as-built pickup	G-001 note 7	1	ls
3.0 Removals	Source	Qty	Unit
Saw cut, remove, and dispose existing asphalt at the tie-in strip (RFI 4)	C-101	90	m ²
Remove and dispose existing concrete curb at the tie-in	C-101	36	m
Remove four trees, 200 to 400 mm diameter, grind stumps, dispose	C-101	4	ea
Strip topsoil, 200 mm, stockpile the reusable portion on site	C-101, C-201	1,400	m ²
Load and haul off surplus topsoil	C-201	210	m ³

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4.0 Earthworks	Source	Qty	Unit
Cut to subgrade, load, and haul off as clean fill (assumption 1)	C-201	300	m3
Fine grade and proof roll the subgrade, granular limits plus 300 mm behind curb	C-201, C-401	1,110	m2
Place and compact fill from the site cut at the west edge	C-201	40	m3
5.0 Storm drainage	Source	Qty	Unit
Catch basin, 600 x 600 precast, frame and grate, to 1.8 m deep	C-301, C-402	2	ea
250 mm PVC DR35 catch basin leads, bedded and backfilled, 1.5 to 2.0 m deep	C-301	46	m
Connection to the existing catch basin manhole, core, boot, rebench (RFI 1)	C-301	1	ea
100 mm perforated subdrain with filter sock and clear stone, along the curb line	C-301, C-402	175	m
6.0 Granular base	Source	Qty	Unit
Granular B, 300 mm compacted, supplied, placed, and compacted	C-201, C-401	733	t
Granular A, 150 mm compacted, supplied, placed, and compacted	C-201, C-401	375	t
7.0 Asphalt paving	Source	Qty	Unit
HL8 base course, 50 mm compacted, supplied and placed	C-201, C-401	126	t
HL3 surface course, 40 mm compacted, supplied and placed	C-201, C-401	101	t
Tack coat between lifts and at the tie-in joint	C-401	1,050	m2
8.0 Concrete	Source	Qty	Unit
Barrier curb and gutter per OPSD 600.040, machine placed, including two 6 m depressed entrances	C-201, C-401	170	m
Sidewalk, 130 mm, broom finish, on 150 mm Granular A, 1.5 m wide	C-201, C-401	72	m2
Accessible ramps with cast-in tactile plates	C-401	2	ea
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
Bollards, 150 mm steel, concrete filled, painted, at the accessible entrance	C-402	4	ea
9.0 Site lighting (subcontract scope)	Source	Qty	Unit
Three LED area lights on 7.6 m poles, conduit, wiring, and connection to the existing panel (RFI 3)	E-101	1	ls
10.0 Pavement markings and signage	Source	Qty	Unit
Parking stalls, painted lines	C-201	32	ea
Accessible stalls, symbols and access aisle hatching	C-201	2	ea
Signs on posts (accessible, fire route, stop)	C-201	4	ea
Directional arrows	C-201	4	ea
11.0 Landscape restoration	Source	Qty	Unit
Topsoil, 100 mm, and nursery sod, all disturbed areas outside the pavement	L-101	380	m2
Deciduous trees, 60 mm caliper, staked and mulched, two-year warranty (RFI 2)	L-101, L-501	7	ea
Shrub bed, 450 mm topsoil, plants per the schedule, 75 mm mulch	L-101, L-501	45	m2
Bike rack, surface mount, five bikes	L-101	1	ea

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
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

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 quantities.

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.
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.
RFI 3	E-101 shows three light standards; the revised Schedule B in Addendum 1 has no lighting line. Carried: lighting inside the base scope, as one subcontract line. 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.

Stated Assumptions

What the quantities rely on. If any of these turn out otherwise, the quantities move and you should know before you price.

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 quantities.
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 measured line is listed here with what we did about it. This is the list that catches missed scope.

Found	What we did about it
Gravel path along the south limit, hatched on C-101, no removal or restoration note.	Assumed to remain. Not in the quantities.
Detail 6 on C-402, concrete splash pad at a downspout. The downspout is on the building wall, outside the limit of work.	Not in the quantities. 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 in the quantities. Confirm.
Existing entrance sign on C-101, marked "protect" on C-201 and "remove" in the demolition legend.	Carried as protect. Removal is not in the quantities.
Curb depressions at the two entrance lanes are drawn on C-201 but missing from the curb schedule.	Measured 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 in the quantities.
Entrance sign base on L-101, marked "by others, future".	Cannot be measured as drawn. Left out.

Scope Register

MEASURED	Everything in the line items, measured from the drawings and traceable to a sheet.
NOT IN THE QUANTITIES	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.
CANNOT BE MEASURED AS DRAWN	Entrance sign base, marked by others, future. Bench footing detail with no bench on plan (leftovers list). Both flagged, neither measured.

Firm-Up Stage

One firm-up pass is included. Before you put your own rates to these quantities and submit, the items that carry the most weight get a second look: granular and asphalt first, then concrete, storm drainage, and the lighting scope. On a tender the pass runs before closing.

What You Get

Everything above, in your name, with a values-only spreadsheet of the line items, ready for your own rates. The Bid Package is this package plus the pricing, the two numbers, the leveled quotes, and the completed bid forms.

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