Northgate Civil Contractors Ltd.

Bid Submission: Site Servicing Works
Larchwood Townhomes, Phase 2 (32 units)

Bid reference: NGC-2611-LW2 | Date: October 14, 2026 | Submitted to: Development Manager, Larchwood Phase 2

1. Summary of Bid

Northgate Civil Contractors Ltd. is pleased to submit a stipulated price of **$1,486,500** (plus GST) for the site servicing works for Larchwood Townhomes, Phase 2, as described in the tender package issued September 22, 2026 and Addendum No. 1 issued October 2, 2026. This price is valid for **45 days** from the date of this submission.

2. Price Breakdown

Item	Description	Amount (CAD)
2.1	Mobilization, site setup and temporary facilities	$62,000
2.2	Clearing, grubbing and bulk excavation	$214,500
2.3	Sanitary sewer mains and service connections	$298,000
2.4	Storm sewer, catch basins and detention tank	$356,000
2.5	Water main, hydrants and service connections	$241,000
2.6	Road base, curb and gutter (excludes final paving)	$187,000
2.7	Erosion and sediment control	$38,000
2.8	Testing, flushing and as-built drawings	$41,000
2.9	Contingency allowance (see Section 6)	$49,000
	Total stipulated price (excluding GST)	$1,486,500

3. Schedule

Northgate proposes a construction duration of **14 weeks** from Notice to Proceed. Mobilization can occur within 10 business days of a signed contract. This schedule assumes the City of Vancouver servicing permit is issued no later than **November 20, 2026**. If the permit is issued after that date, the completion date will move day for day, and winter work premiums may apply (see Section 6).

Milestone	Target week
Mobilization and erosion control	Weeks 1 to 2
Bulk excavation and sanitary mains	Weeks 2 to 6
Storm system and detention tank	Weeks 5 to 9
Water main and hydrants	Weeks 8 to 11
Road base, curb and gutter	Weeks 11 to 13
Testing, flushing, as-builts	Week 14

SAMPLE DOCUMENT FOR AI TRAINING ONLY. All companies, people, projects and figures are fictional.

4. Scope Inclusions

All labour, materials, equipment and supervision for the items listed in Section 2, in accordance with the drawings and specifications in the tender package and Addendum No. 1. Includes traffic management on the public frontage for up to 20 working days, and coordination with the City inspector for all required inspections.

5. Exclusions

The following items are excluded from the stipulated price:

• Removal of rock or boulders larger than 0.5 cubic metres. Rock removal, if encountered, will be charged at $185 per cubic metre.

• Removal or disposal of contaminated soils. Any material testing above residential standards will be handled as a change order.

• Final asphalt paving and line painting.

• Dewatering beyond standard sump pumping. Well-point dewatering, if required, will be priced separately.

• BC Hydro, FortisBC and telecommunications servicing and trenching.

• Permit, connection and inspection fees payable to the City.

• Landscaping and restoration beyond rough grading.

6. Pricing Conditions and Allowances

Contingency. The $49,000 contingency allowance in item 2.9 may be drawn only with the Owner's written approval. Unused contingency is returned to the Owner.

Material escalation. Pricing for PVC and ductile iron pipe is based on supplier quotes dated October 8, 2026. If supplier pricing increases by more than 5% before materials are ordered, the increase above 5% will be passed through to the Owner at cost, with supporting invoices.

Winter work. If more than 15 working days fall between December 15 and February 15, a winter premium of $3,200 per working day applies for frost protection and heating.

7. Payment Terms

Progress billing monthly, based on work completed. Payment due within 30 days of invoice. A 10% holdback will be retained on each progress payment in accordance with the Builders Lien Act and released 55 days after substantial completion, provided no liens have been filed.

8. Warranty

Northgate warrants all workmanship and materials for **one year** from the date of substantial completion. Manufacturer warranties on materials will be assigned to the Owner.

9. Insurance and Safety

Northgate carries commercial general liability insurance of $5,000,000 per occurrence and is registered and in good standing with WorkSafeBC. Certificates will be provided on contract signing.

10. Key Personnel

Project Manager: Dana Okafor. Site Superintendent: Luis Tremblay. Both are available to start on the proposed schedule.

11. Clarifications

Northgate has assumed that the geotechnical report dated June 2026 is representative of site conditions. No allowance has been included for conditions that differ materially from that report. Northgate requests a site walk with the Owner's representative before contract award.

Submitted by: Dana Okafor, Project Manager, Northgate Civil Contractors Ltd.