



## **General Contractor Pre-Qualification**

Kingston & Frontenac Housing Corporation is pre-qualifying General Contractors for a new stand-alone 28-unit apartment building at 6094 Carleton Drive, Verona, Ontario. The contract will be stipulated sum-bid method; CCDC2 2020.

### **Project Description**

The proposed development consists of a two-storey residential building with an approximate gross floor area of 20,945 sq. ft. The building is supported by concrete foundations with slab-on-grade floor construction. The structure will incorporate both combustible and non-combustible construction, including wood-frame structural elements and reinforced concrete components. A concrete fire wall will be provided to separate the building into distinct fire compartments in accordance with applicable building code requirements.

Please see the attached documents for additional information.  
The budget is not available.

### **Project Schedule**

Issue Date: March 13, 2026

Deadline for Questions: Tuesday March 24, 2026

Response to Questions: Thursday March 26, 2026

Proposal Due: **Monday March 30, 2026, at 11 a.m. E.S.T.**

Selected Proponents Notified week of April 13, 2026

Tender Period: April/May 2026

Contract Awarded: May/June 2026

Construction Start: Contractor must start Work on Site on or before June 2026

Estimated Construction Completion: June 2027

Tenders will be invited from a list of pre-qualified General Contractors. KFHC reserves the right to limit General Contractor selection to approximately six (6) firms. Only General Contractors who have completed buildings of a similar size, complexity and value will be considered. In the evaluation process, strong emphasis will be placed on the management team and site superintendent proposed, as well as: the experience of the firm in this type of construction, scheduling, construction workmanship, correction of deficiencies and health & safety administration.



**All Pre-Qualified Bids Must Include the Following:**

1. Completed CCDC Document No. 11, latest edition 2020 including Appendices A, B and C
  - a. Three (3) projects of a similar size and complexity
2. Resumes of the following to be provided:
  - a. Site Superintendent
  - b. Project Manager
  - c. Senior Management
  - i. Provide confirmation that if awarded the project, these people will be used on the project. Maximum 8 pages.
3. Letter from Surety Company licensed to conduct business in the Ontario, stating availability of required bonding for this project – 50% Performance Bond and a 10% Bid Bond.
4. Letter of reference from current bank of the respondent providing the status of the firm's financial position.
5. WSIB Clearance Certificate
6. Letter from the applicant's Insurance Company stating general comprehensive liability coverage to a minimum of \$10,000,000.
7. Approach to Managing the Project Quality, Safety, Schedule, Cost, Correction of Deficiencies, and Warranty Items.
  - a. Maximum 4 pages. We do not require or want a full copy of your H&S plans
8. Value added services. Maximum 1 page.
9. All respondents to confirm they are in good standing with all regulatory authorities:
  - a. CRA
  - b. MOL
  - c. WSIB
  - d. Corporate Registry
10. Some additional items respondents may want to consider on their application:
  - a. COR Certification
  - b. Total Recordable Injury Frequency (if any)
  - c. Confirmation of no bonding claims
  - d. Current workload/capacity confirming availability to the proposed project
  - e. Percentage of work generally self performed vs local trades
  - f. Plans/strategies for securing long-lead items to uphold project schedule

The number of pages above is a recommendation, not a requirement. Concise well-organized submissions will be looked at favourably.

**Submission Requirements:**



Bids are to be received no later than 11:00 AM (local time).

1. One (1) Hard copy bid in envelopes need to be labeled and delivered to the address below:

General Contractor Prequalification Submission for Verona  
Kingston & Frontenac Housing Corporation  
Attn: Scott Vanderschoor, Director of Assets & Development  
119 Van Order Dr.  
Kingston, ON  
K7M 1B9

2. One electronic submission to be emailed to the following:

Marco Crolla – [marco@goproma.com](mailto:marco@goproma.com)  
Marisa Simonini – [marisa@goproma.com](mailto:marisa@goproma.com)  
Johan Malmqvist – [johan@goproma.com](mailto:johan@goproma.com)  
Scott Vanderschoor – [svanderschoor@kfhc.ca](mailto:svanderschoor@kfhc.ca)

Submissions received after that time will be rejected.

Questions regarding the nature of the project are to be directed to:

Marco Crolla – [marco@goproma.com](mailto:marco@goproma.com)  
Marisa Simonini – [marisa@goproma.com](mailto:marisa@goproma.com)  
Johan Malmqvist – [johan@goproma.com](mailto:johan@goproma.com)  
Scott Vanderschoor – [svanderschoor@kfhc.ca](mailto:svanderschoor@kfhc.ca)

The prequalification does not constitute any obligation for KFHC to enter into contract with any applicant.

The Kingston & Frontenac Housing Corporation is not liable for any costs incurred by the submitter of the prequalification response. Additionally, the forecasted tendering timeframe referred to in this prequalification request to the selected prequalified General Contractors may change depending on funding availability and document production up to and including project cancellation entirely. The Kingston & Frontenac Housing Corporation is not liable for any costs resulting from delays or the cancellation of the tendering for this project.

# 6094 CARLETON DR, VERONA

KINGSTON & FRONTENAC HOUSING CORPORATION



SHEET LIST	
A000	COVER PAGE
A200	FOOTING PLAN
A201	1ST FLOOR PLAN
A202	2ND FLOOR PLAN
A203	ROOF PLAN
A400	NORTH AND SOUTH ELEVATIONS
A401	WEST AND EAST ELEVATIONS

**STRUCTURAL ENGINEER**

T SMITH ENGINEERING INC.  
707 KIPLING AVE  
TORONTO, ON, M8Z 5G4  
T 416-798 8770

**MECHANICAL ENGINEER**

T SMITH ENGINEERING INC.  
707 KIPLING AVE  
TORONTO, ON, M8Z 5G4  
T 416-798 8770

**ELECTRICAL ENGINEER**

JLK ENGINEERING INC.  
T 437-424 8164

**LANDSCAPE ARCHITECT**

BY PATH: LANDSCAPE ARCHITECTURE INC.  
T 416-970 6025

**CIVIL ENGINEER**

GROUNDWORK ENGINEERING LIMITED  
UNIT 640, 654 NORRIS COURT  
KINGSTON, ON K7P 2R9  
T 613-634 1789

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.  
930 THE EAST MALL, SUITE 100  
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule

Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
2	2026-02-05	SR	ISSUED FOR COORDINATION
3	2026-03-02	SR	ISSUED FOR 90% REVIEW

PROJECT NAME:  
**VERONA**  
PROJECT ADDRESS:  
6094 Carleton Drive,  
Verona, ON

ISSUE DATE: 01/06/2025  
DRAWN BY:  
CHECKED BY:

SHEET TITLE: COVER PAGE

SCALE: AS SHOWN

SHEET NUMBER: A000

NOTE: FOOTING AND FOUNDATION PLAN HAS BEEN TAKEN FROM  
 T. SMITH ENGINEERING INC. ARCHITECTURAL RESTORATION PLAN  
 DATE: MAY 7, 2021

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ENGINEERING:



SQUARE VIS ARCHITECTS INC.  
 930 THE EAST MALL, SUITE 100  
 ETOBICOKE, ON M9B 6J9

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 6094 Carleton Drive,  
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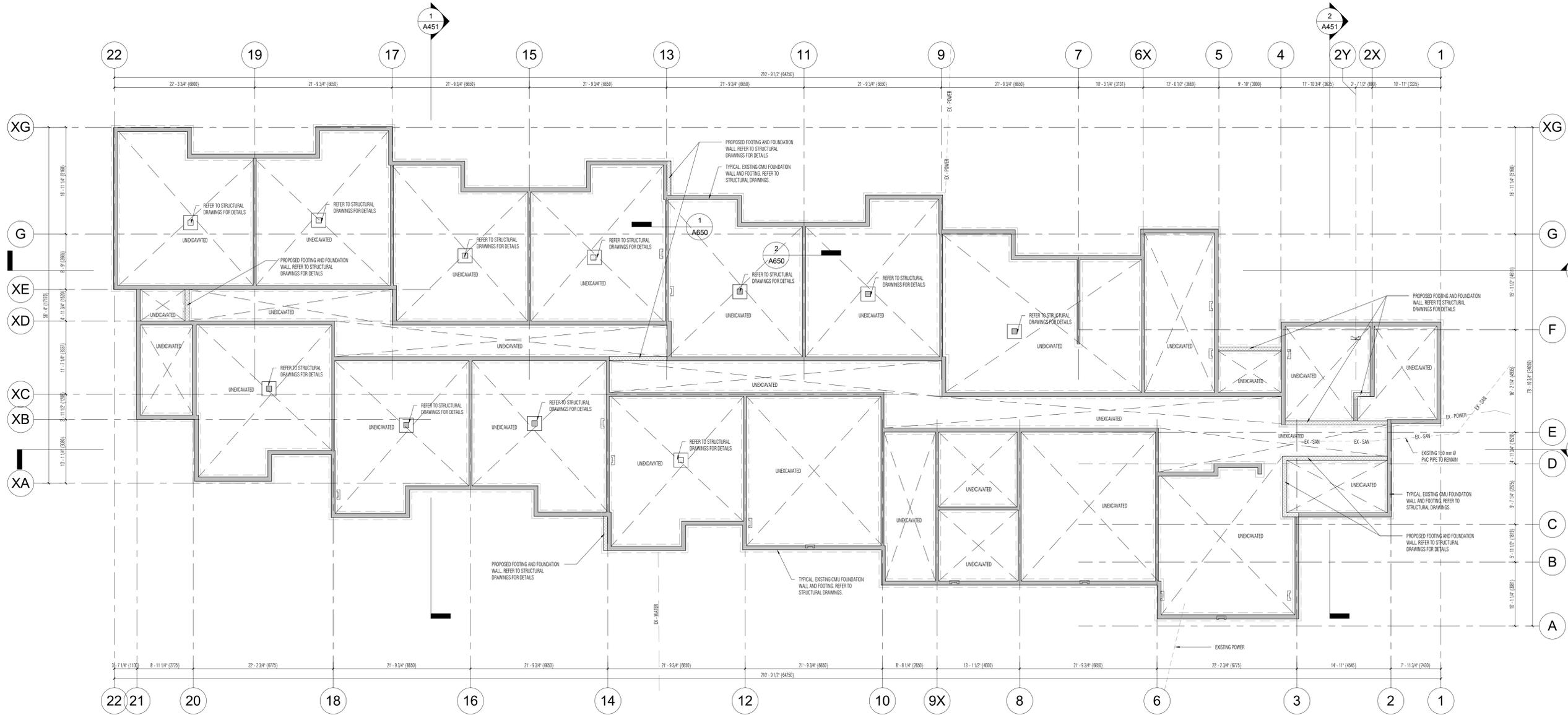


ISSUE DATE: 01/06/2025  
 DRAWN BY:  
 CHECKED BY:

SHEET TITLE:  
**FOOTING PLAN**

SCALE: AS SHOWN

SHEET NUMBER:  
**A200**





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ENGINEERING:



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930 THE EAST MALL, SUITE 100  
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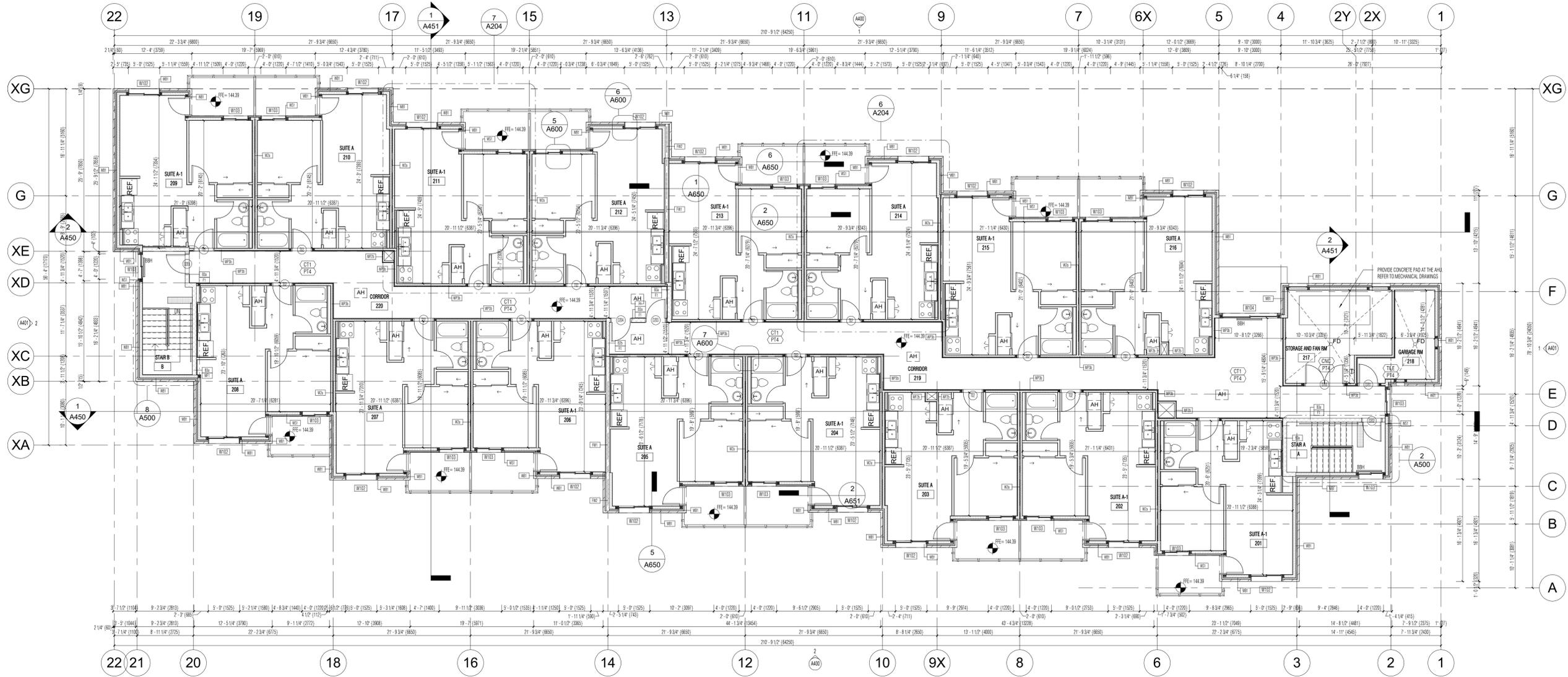


ISSUE DATE: 01/06/2025  
DRAWN BY:  
CHECKED BY:

SHEET TITLE:  
**2ND FLOOR PLAN**

SCALE: AS SHOWN

SHEET NUMBER:  
**A202**



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SHEET TITLE:

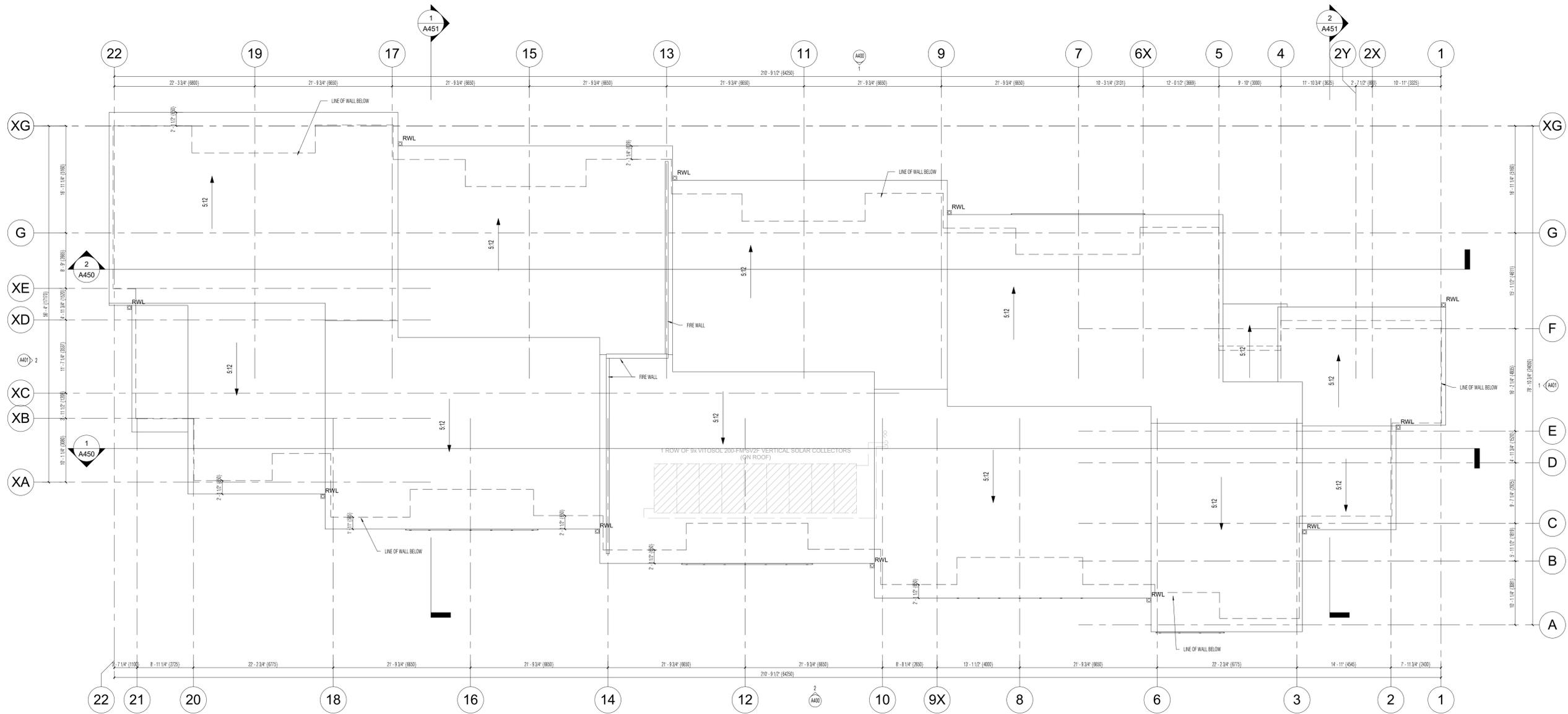
ROOF PLAN

SCALE:

AS SHOWN

SHEET NUMBER:

A203



- LEGEND:**
- BRICK - COLOUR 1
  - CMU
  - ALUMINUM SIDING - WOOD GRAIN COLOUR 1
  - ALUMINUM SIDING - BLACK
  - RESIDENTIAL VISION GLASS
  - WOOD PRIVACY SCREEN

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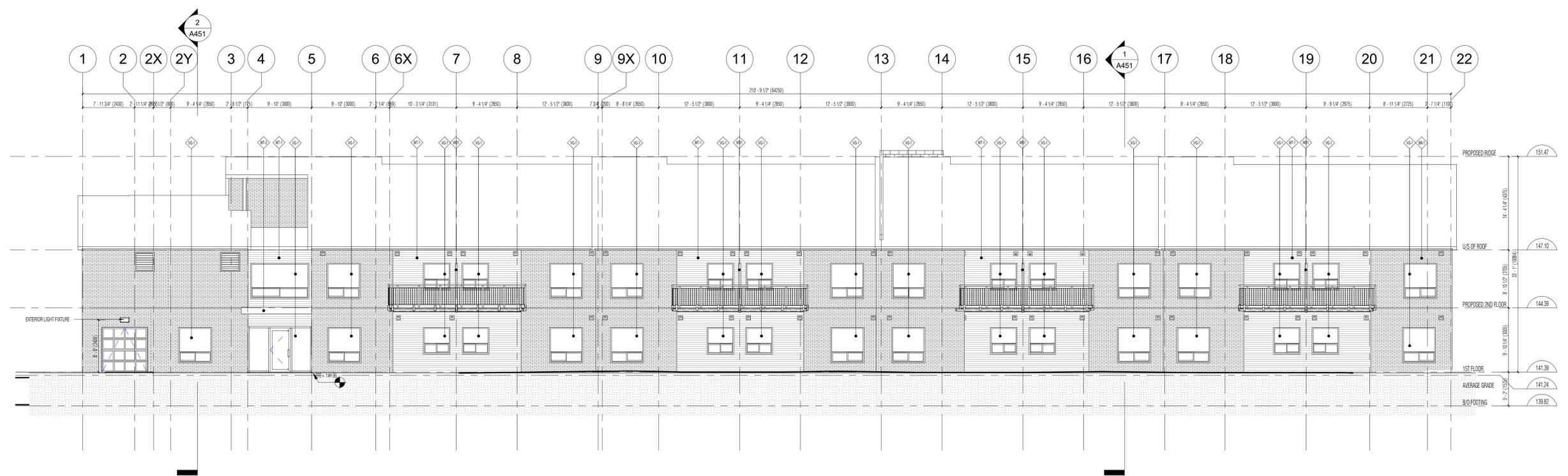
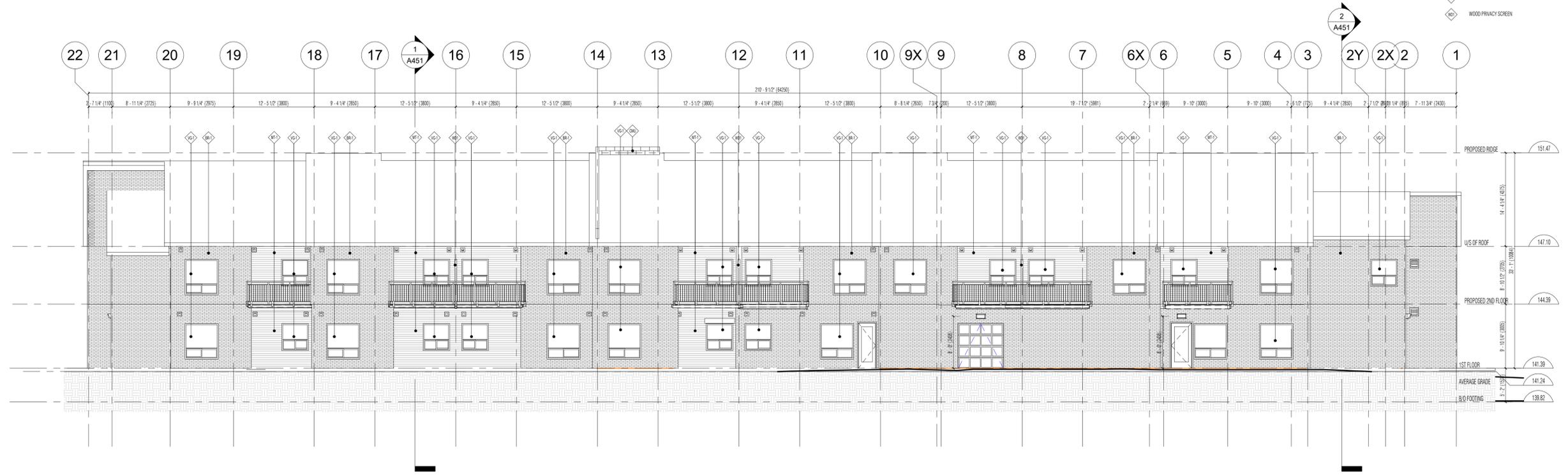
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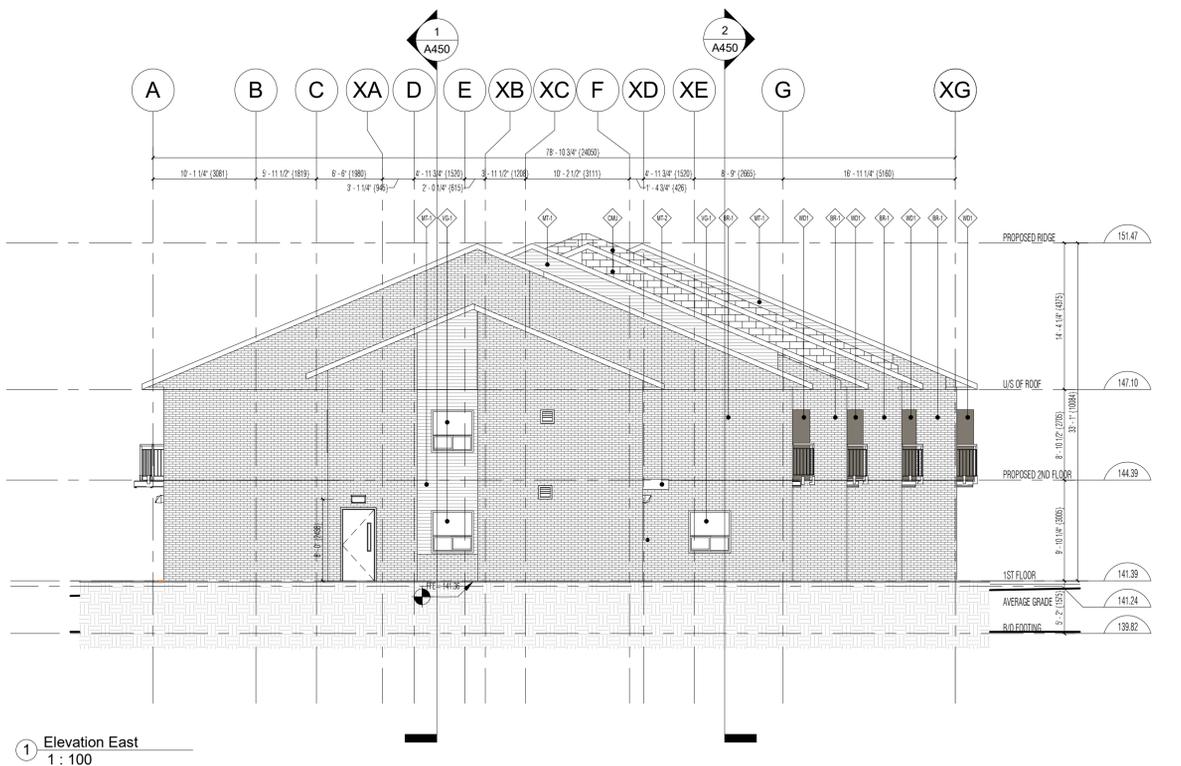
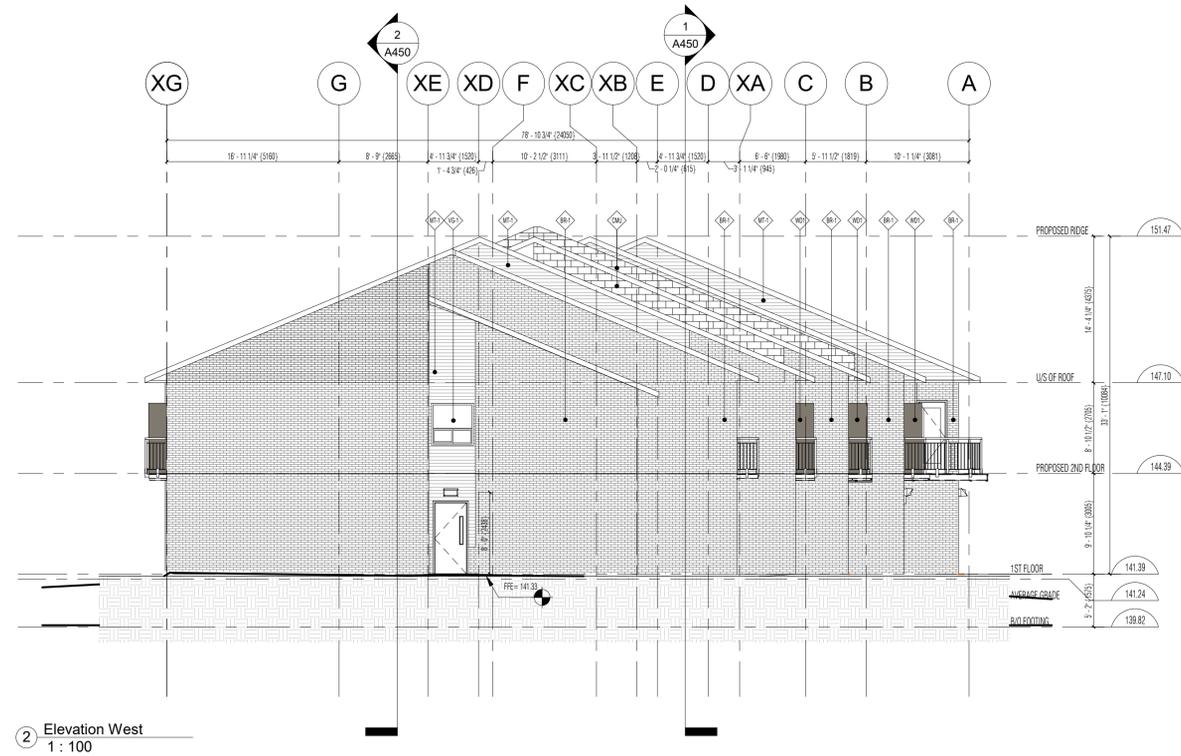
ISSUE DATE: 01/06/2025  
DRAWN BY:  
CHECKED BY:

SHEET TITLE:  
**NORTH AND SOUTH ELEVATIONS**

SCALE: AS SHOWN

SHEET NUMBER:  
**A400**





- LEGEND:**
- BRICK - COLOUR 1
  - CMU
  - ALUMINUM SIDING - WOOD GRAIN COLOUR 1
  - ALUMINUM SIDING - BLACK
  - RESIDENTIAL VISION GLASS
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DRAWN BY:  
CHECKED BY:

SHEET TITLE:  
**WEST AND EAST ELEVATIONS**

SCALE: AS SHOWN

SHEET NUMBER:  
**A401**