



**City of Kingston
Report to Council
Report Number 26-018**

To: Mayor and Members of Council
From: Desirée Kennedy, Chief Financial Officer & City Treasurer
Resource Staff: Lana Foulds, Director, Financial Service
Brent Funnell, Manager, Procurement
Date of Meeting: December 16, 2025
Subject: October 2025 Tender and Contract Awards Subject to
Delegation of Authority

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

Section 21.1 of [City of Kingston By-Law Number 2022-154](#), as amended, A By-Law to Establish a Procurement Policy for the City of Kingston, requires a monthly information report be provided to Council summarizing all procurement contracts with a value exceeding \$100,000 that were awarded by delegated authority. Accordingly, this information report provides Council with details of contracts greater than \$100,000 awarded for the month of October 2025 that meet the established criteria of delegated authority for standard procurements and non-standard procurements.

Recommendation:

This report is for information only.

December 16, 2025

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Authorizing Signatures:

ORIGINAL SIGNED BY CHIEF

FINANCIAL OFFICER & CITY TREASURER

**Desiree Kennedy, Chief
Financial Officer & City
Treasurer**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services

Jennifer Campbell, Commissioner, Community Services Not required

Neil Carbone, Commissioner, Corporate & Emergency Services

David Fell, President & CEO, Utilities Kingston Not required

Jenna Morley, City Solicitor Not required

Ian Semple, Commissioner, Transportation & Infrastructure Services Not required

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Options/Discussion:**Background**

[City of Kingston By-Law Number 2022-154](#), as amended, A By-Law to Establish a Procurement Policy for the City of Kingston, provides for the delegation of authority to award contracts under both standard and non-standard procurement methods. Schedule C to By-Law Number 2022-154 delegates the approval authority to senior staff and Procurement Services for both procurement methods.

Standard Procurement

Standard procurement is defined as the acquisition of goods, services, or construction, or a combination thereof, in accordance with the standard procurement method for the type and value of the deliverables as determined in City of Kingston By-Law Number 2022-154, as amended. Utilizing the standard procurement method, Schedule C to By-Law Number 2022-154 provides for the delegated authority to award contracts greater than \$100,000 but less than \$500,000 to City Directors and Procurement Services, and contracts greater than \$500,000 to the City Commissioners and Procurement Services.

Standard procurements greater than \$100,000 require a competitive process conducted in accordance with the procurement's solicitation document. As provided for in the solicitation document, tenders are evaluated and awarded based solely on price, whereas request for proposals (RFPs) are based on the highest ranked proponent based on pre-determined price and non-price criteria.

- Sufficient funding is available in an approved budget;
- The selection of the standard procurement method is determined in accordance with City of Kingston By-Law Number 2022-154, as amended; and
- The procurement process was conducted in accordance with City of Kingston By-Law Number 2022-154, as amended.

All procurements that exceed an estimated value of \$133,800 (goods and services) and \$334,400 (construction) are subject to applicable trade treaty requirements.

Exhibit A to this report provides information on standard procurements over \$100,000 that met the established criteria of delegated authority under City of Kingston By-Law Number 2022-154, as amended, and were awarded in the month of October.

Non-Standard Procurement

Non-standard procurement is defined as the procurement of deliverables through a process other than the standard method required for the type and value of the deliverables as determined in City of Kingston By-Law Number 2022-154, as amended. Schedule C to City of Kingston. By-Law Number 2022-154, as amended provides for a higher level of approval

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authority to award contracts under a non-standard procurement method. A non-standard procurement cannot be approved, and no contract can be awarded, unless sufficient funding is available in an approved budget.

Exhibit B to this report provides information on non-standard procurements over \$100,000 awarded in the month of October. through single source procurement as well as group buying programs. Procurement Services is delegated the authority to approve a request from a department to leverage group buying programs after validating that the respective group buying program meets or exceeds the procurement requirements as defined in the City's procurement by-law.

October 2025 procurement activities that are not included in this report are as follows:

- value of the purchase, if less than \$100,000;
- any awards closing in this time period that were approved separately by Council.

Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations

The [Accessibility for Ontarians with Disabilities Act, 2005](#) is a consideration and may form part of the evaluation criteria for any Request for Proposal administered by the City of Kingston.

Existing Policy/By-Law

[City of Kingston By-Law Number 2022-154](#), as amended, "A By-Law to Establish a Procurement Policy for the City of Kingston"

Financial Considerations

All procurements, as reported, have sufficient funding available in an approved budget.

Contacts:

Lana Foulds, Director, Financial Services, 613-546-4291 extension 2209

Brent Funnell, Manager, Procurement, 613-546-4291 extension 2452

Other City of Kingston Staff Consulted:

Applicable City Departments

Exhibits Attached:

Exhibit A – Summary of Standard Procurements over \$100,000 – October 2025 Awards

Exhibit B – Summary of Non-Standard Procurements over \$100,000 – October 2025 Award

Summary of Standard Procurements over \$100,000 October 2025 Awards

Proponents are listed in order of ranking based on pre-determined evaluation criteria.

The successful proponent appears first in each table unless stated otherwise.

1. Request for Proposal: F18-CS-FMCS-2025-15

Construction Services – Culligan Water Park Pool
Enclosure

Closing Date: August 7, 2025

Supplier / Service Provider	Price
Emmons & Mitchell Construction (2000) Ltd.	\$23,110,000.00
Bourgon Construction	\$23,225,359.00
Chandos Construction	\$26,793,476.00
David J. Cupido Construction Ltd.	\$24,943,800.00
T.A. Andre and Sons (Ontario) Ltd.	\$24,420,000.00

2. Request for Proposal: F18-CS-FMCS-2025-17

Construction Services – New Fire and Paramedic Station
at 495 Taylor Kidd Boulevard

Closing Date: September 24, 2025

Supplier / Service Provider	Price
Bourgon Construction	\$12,945,608.00
Niacon Ltd.	\$12,580,233.38
Chandos Construction	\$15,906,361.00
Emmons & Mitchell Construction (2000) Ltd.	\$15,070,000.00
David J. Cupido Construction Ltd.	\$14,870,000.00
Renokrew	\$18,669,000.00

3. Request for Proposal: F18-CS-FMCS-2025-21

Winter Control at Various Locations

Closing Date: September 25, 2025

Note: This Request for Proposal has two successful proponents.

Supplier / Service Provider	Number of Site Locations with Highest Overall Score Awarded	Total Five-Year Term Cost Based on Site Locations Awarded*
Baldwin Brothers	54	\$4,471,974.34
Hughson Fencing & Guiderail	22	\$3,585,203.32

*Pricing is based and evaluated on a quoted monthly fee for a projected five (5) month period per term; work will be awarded based on lowest price by location.

4. Request for Quotation: F18-CS-FMCS-2025-29

Roof Replacement at 500 O'Connor Drive

Closing Date: October 9, 2025

Supplier / Service Provider	Price
David J. Cupido Construction Ltd.	\$225,000.00
Proteck Roofing and Sheet Metal Inc.	\$247,129.52
Civil Underground	\$248,520.00
iTeck Roofing Inc.	\$262,276.50
Roof & Building Service Intl.	\$289,500.00
Amherst Roofing and Sheet Metal Ltd.	\$290,690.00

**Summary of Non-Standard Procurements over \$100,000
October 2025 Awards**

Single Source

October 17, 2025

Licensing and Enforcement

Pet Licensing Services

The current contract for pet licensing services from DocuPet has expired. Staff have recommended entering into an additional two-year contract with DocuPet, during which time staff will be reviewing options for future service delivery.

Supplier / Service Provider	Two-Year Term Price
DocuPet Inc.	\$128,064.00

October 27, 2025

Corporate Asset Management and Fleet

Valve Maintenance Trailer with Automated Truck Mounted Valve Operator

To ensure continuity of operational services, this replacement unit was purchased from the same manufacturer as the current unit. Utilities Kingston staff are trained in specialized onboard mechanics, software and hardware, which are unique and proprietary to this equipment. Furthermore, the unit is fully compatible with the City's VITALS database, guaranteeing seamless integration.

Supplier / Service Provider	Price
Wachs Canada Limited	\$148,645.70

Group Buying

October 27, 2025

Kingston Fire & Rescue

Aerial Platform Fire Truck

Sourcing Partner: Canoe Procurement Group

Category: Firefighting Apparatus Program

Supplier / Service Provider	Price
Spartan Emergency Response, distributed through Safetek Emergency Vehicles	\$2,794,281.00