



BLUE ROCK

CONSTRUCTION

SOLID BY NATURE. BUILT TO LAST.

New construction trade partner, Calgary, Alberta

TRADE PARTNER PORTFOLIO

Roofing, cladding, soffit and fascia, gutters, masonry veneer, parging and paint on the outside. Insulation, drywall and paint on the inside. Done by our own crews on new homes and multi-family buildings.



Head office
4310 104 Ave NE, Bldg 3000, Unit 3258
Calgary, AB T3N 1W3

Contact
825-882-7682
info@blurockconstruction.ca | blurockconstruction.ca

In this set
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documents

Issue
OCT 2026



COMPANY AT A GLANCE

Firm profile as of issue date

Blue Rock is a Calgary trade contractor for new homes. On the outside we do the **whole envelope**, from roof to gutters. On the inside we do **insulation, drywall and paint**. About 90% of what we price is built by our own crews, so the people who quote your job are the same people who answer for it on site.

20

In-house crews
across eight trades

4

Multi-family sites built
outside and inside

90%

Of the work done
by our own crews

\$5M

Commercial general
liability

Firm facts

LEGAL NAME	Bluerock Construction and Renovation Limited Operating as Blue Rock Construction & Renovation Ltd.
ESTABLISHED	October 2024, Alberta corporation
HEAD OFFICE	4310 104 Ave NE, Bldg 3000, Unit 3258, Calgary, AB T3N 1W3
SERVICE AREA	Calgary and the surrounding region. Projects further out by arrangement.
WORK WE TAKE ON	New single family, semi detached, rowhouse and multi-family buildings, plus carports and garages. Service and warranty visits for program builders.
LIABILITY INSURANCE	\$5,000,000 commercial general liability. Certificate on request, and we can add you as additional insured.
WCB	WCB-Alberta account in good standing. Clearance letter sent before we start.
SAFETY	COR (Certificate of Recognition) at the external audit stage. Our own 2 person safety team visits every site.
BONDING	Arranged through our broker for each project
MEMBERSHIP	Calgary Construction Association
WARRANTY	1 year on workmanship. Manufacturer warranties pass to the owner.

Builders we have worked for

EAGLE CREST CONSTRUCTION

Direct. Multi-family infill, outside and inside.

Sterling Homes and StreetSide Developments

Service and warranty work through Empire

Daytona, NuVista, Genesis and Anthem Homes

Service and warranty work through Evolve

Why builders use us

- One contractor for the roof, walls and gutters, so one company is responsible for every flashing detail.
- The same company can come back inside for insulation, drywall and paint.
- Every crew has a lead hand who stays on your job.
- Quotes come from your drawings, with what is in and what is out written down.
- We photograph every wrapped wall before the siding goes on.



BLUE ROCK
Construction & Renovation Ltd.

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Company at a glance

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SCOPE OF WORK

Trades and systems

Each trade is priced in its own section. You can give us the whole package or just one trade. All nine trades are run by our own crews, and in busy months we add crews from partner contractors we work with regularly.

Trade	Who does it	What we install	Usually included
01 ROOFING	In-house crews	Asphalt shingle roofs on new homes. Valley and roof to wall flashing, vents and penetrations.	Underlayment, ice and water at eaves and valleys, drip edge, vents and goosenecks, ridge cap
02 SIDING AND CLADDING	In-house crews	James Hardie lap, panel and board and batten. LP SmartSide, vinyl and metal where drawn.	House wrap with taped laps, opening flashings, starter, corners and trim, caulking. Strapping when the wall assembly calls for it.
03 SOFFIT, FASCIA AND TRIM	In-house crews	Aluminum soffit and fascia, fibre cement and engineered wood trim	Overhangs, carport ceilings, post and beam wraps
04 GUTTERS AND DOWNSPOUTS	In-house crews	Seamless aluminum eavestrough, downspouts and outlets	Sloped to outlets and run to the builder's drainage points
05 MASONRY VENEER AND PARGING	In-house crews	Manufactured brick and stone veneer, foundation parging	Lath and scratch coat, base flashing and weeps, finish caulking
06 EXTERIOR PAINT	In-house crews	Site painting of primed siding and trim, matched to the colour schedule	Painted inside the manufacturer's paint window
07 INSULATION	In-house crews	Batt and poly vapour barrier, blown attic insulation. Spray foam where specified.	Rim joists, cantilevers and roof assemblies as drawn
08 DRYWALL	In-house crews	Board, tape and finish	Finish level and texture to spec, handed over ready for paint
09 INTERIOR PAINT	In-house crews	Walls, ceilings, doors and trim in single family and multi-unit	Primer and finish coats to the agreed spec

Things we confirm before award

- Strapping or rainscreen, and who supplies it
- Lifts and scaffold, ours or the site's
- Paint on prefinished versus primed products
- Permits, inspections and security for stored material

Not our scope

Electrical, plumbing, gas and HVAC. Once those trades are through the walls we flash and seal their penetrations.

How we install

To the manufacturer's current install instructions, the issued drawings and the Alberta Building Code on the permit.



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Scope of work

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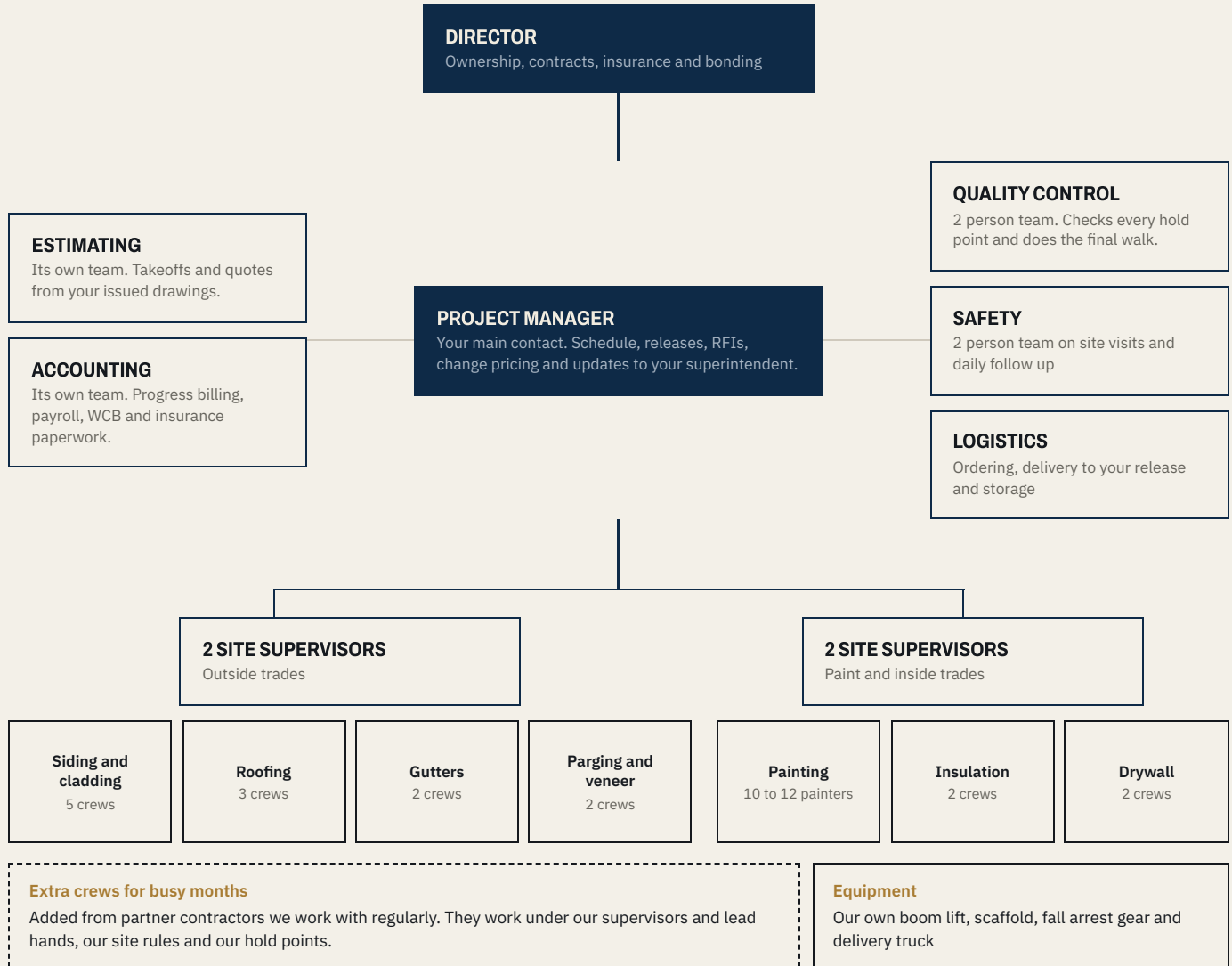
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ORGANIZATION

Who runs your job

One project manager runs every job with four site supervisors under him. The supervisors are split by trade, and every crew has a lead hand on site. Quality, safety, estimating and accounting each have their own people.



If something goes wrong

Lead hand first, then the site supervisor, then the project manager, then the director. Your superintendent always has the project manager's cell number.

ONE PROJECT MANAGER

He runs the schedule with your super, confirms releases, answers RFIs and prices any change in writing before we do it.

SUPERVISORS ON SITE

Four site supervisors split the trades between them and are on your sites through the day. Lead hands report to them every morning.

CHECKED TWICE

The lead hand checks his own work first. Then our QC team signs off each hold point before the next layer covers it.



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Organization

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CAPACITY AND CREWS

Planning numbers, confirmed at award

The table shows the crews we run ourselves today, what we add from our partner network, and how many crews we put on the schedule to keep up with 20 or 30 homes a month.

Trade	Crew size	In-house crews	Plus partner crews	Homes per crew per month	Crews for 20 a month	Crews for 30 a month	Notes
SIDING AND CLADDING	5 to 6	5	As needed	About 4	5	7	Includes soffit and fascia
ROOFING	3 to 4	3	1 crew	About 6	4	5	Fourth crew from our partner network
GUTTERS	2 to 3	2	As needed	About 15	2	3	Third crew holds dates in peak season
PARGING AND VENEER	2 to 3	2	As needed	About 10	2	3	Amount of veneer per home sets the pace
EXTERIOR PAINT	3	10 to 12 painters about 4 crews	As needed	About 6	4	5	
INTERIOR PAINT	3		As needed	About 4	5	8	
INSULATION	2 to 3	2	As needed	About 15	2	3	
DRYWALL, BOARD AND FINISH	3 to 4	2	As needed	About 2.5	8	12	Drying time between coats sets the pace

What it means for your schedule

20 a month

Full outside packages our crews carry today. Siding is the trade that sets the pace.

30 a month

With 2 more siding crews and one more crew each for roofing, parging and paint. Same supervision.

How we worked these out

Based on a typical new home of 2,000 to 2,600 sq ft over no more than three storeys, released in order. Multi-family buildings are scheduled by elevation and phase once we have the drawings. Weather, access, material and inspections all move these numbers, so we confirm the crew plan in writing when we are awarded.

Outside package, in-house crews now and crews scheduled for 30 homes a month

	now	at 30	
Siding and cladding	5	7	5 now, 7
Roofing	3	5	3 now, 5
Gutters	2	3	2 now, 3
Parging and veneer	2	3	2 now, 3
Exterior paint	4	5	4 now, 5



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Capacity and crews

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HOW A JOB RUNS

Same steps on every job

We follow the same seven steps on a single home or a full multi-family site. At every step you get something in writing.

01	DRAWINGS IN	Takeoff from your issued set. Anything unclear goes on an RFI list instead of being guessed.	You get Quote split by trade, with inclusions, exclusions and RFIs
02	AWARD	We confirm products, colours, who does what, release dates and site rules.	You get Scope letter, crew plan and start date
03	BEFORE WE START	Site orientation and hazard assessment. Material ordered to your release. Colour walk and measurement check.	You get Delivery dates plus the lead hand's name and number
04	WRAP AND FLASH Hold point	Hold point. Every wrapped and taped wall and every flashed opening is photographed and signed off before siding goes on.	You get Dated photos for each elevation
05	INSTALL	Lead hand checks the work daily against the drawings and the install instructions.	You get Updates to your super at each stage
06	CLOSE OUT	QC walk, deficiencies fixed, site cleaned and debris in the builder's bin.	You get Completion photos and an open item list at zero
07	WARRANTY	1 year on workmanship. We already do service and warranty visits for program builders.	You get Booked callback visits

CHANGES PRICED FIRST

Extra work and drawing changes are priced in writing and approved before the crew starts on them.

MATERIAL TO YOUR RELEASE

We order against your release schedule and deliver when the building is ready. Overflow material sits in our own storage.

SAME RULES FOR ADDED CREWS

Partner crews give us a WCB clearance letter and proof of insurance, and follow our site rules and hold points from day one.



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How a job runs

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QUALITY AND SAFETY

Hold points and site safety

We check the work while it is still cheap to fix, before the next layer covers it. Each hold point is photographed and signed off by our QC team.

Quality hold points

ROOFING	Before shingles	Ice and water at eaves and valleys, underlayment laps, drip edge, vent count against the drawings
SIDING	Before siding	Wrap lapped and taped, head flashing and sill protection at every opening, kick-out flashing where roof meets wall
SIDING	During install	Clearance to grade, roofs and decks. Nailing, joints, horizontal flashing, coursing and lines
SOFFIT AND FASCIA	Before close in	Vented soffit where the attic needs air, straight fascia, clean returns
GUTTERS	Close out	Slope to outlets, sealed joints, downspouts to the drainage points
INSULATION	Before board	No gaps or compression, poly sealed at laps and boxes, ready for inspection
DRYWALL AND PAINT	Before handover	Finish level under raking light, coverage and colour against the schedule

Certification status

COR, EXTERNAL AUDIT STAGE

Our safety program was built to the Alberta Certificate of Recognition standard with an outside safety consultancy and is now at the external audit. Our 2 person safety team does the site visits and daily follow up. Program documents can be reviewed today.

On every site

- Company and site orientation before anyone's first shift
- Hazard assessment by the lead hand every morning
- Written fall protection plan anywhere a worker could fall 3 m or more (Alberta OHS Code Part 9)
- At least one worker with Standard First Aid on site at all times
- Only trained operators run lifts and equipment
- Partner crews follow the same rules and hazard assessment

Training our team holds

Leadership for Safety Excellence

Principles of Health and Safety Management

Auditor Training Program

Alberta OHS Legislation

Fall Protection

Aerial Work Platform and Boom Lift

WHMIS

Standard First Aid and CPR



A Panel, rail and soffit at 2011-2017 7 Ave NW



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Quality and safety

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Selected Calgary work. On four of these sites we did the full scope, outside and inside, on the same buildings with the same crews. References are available on request.

Project	Builder	Building	Blue Rock scope	Status
2236 24 AVE NW See BR-11 and 12	Eagle Crest Construction	2 rowhouse buildings and covered parking	Full scope. Roofing, siding, veneer, parging, gutters and paint outside, plus insulation, drywall and paint inside.	Buildings complete, carport 2026
2011-2017 7 AVE NW See BR-08 and 09	Eagle Crest Construction	2 multi-unit buildings, single family home and garage	Full scope. Roofing, siding, veneer, parging, gutters and paint outside, plus insulation, drywall and paint inside.	Buildings complete, home and garage 2026
3206 29 ST SW See BR-10	Infill builder	3 unit rowhouse	Full scope. Roofing, siding, veneer, parging, gutters and paint outside, plus insulation, drywall and paint inside.	Complete
466 29 AVE NW See BR-13	Infill builder	Multi-unit rowhouse and carport	Full scope. Roofing, siding, veneer, parging, gutters and paint outside, plus insulation, drywall and paint inside. Carport wraps and soffit.	Complete
508 17 AVE NE	Eagle Crest Construction	2 multi-unit buildings and 2 garages	Outside package. Roofing, siding, veneer, parging, gutters and paint.	Buildings complete
1936 AND 1940 37 ST SW	Private builder	2 buildings, 24 units and commercial	Outside package. Roofing, Hardie lap, panel and board and batten, soffit, fascia and gutters.	In progress 2026
2817 EDMONTON TRAIL NE	Eagle Crest Construction	Multi-unit buildings and garages	Outside package. Roofing and siding.	In progress 2026
57 WALLEYE CRES	Daytona Homes, through Evolve	Single family home	Hardie siding and gutters	Complete
3404 3 ST NW See BR-14	Eagle Crest Construction	Townhouses and 6 stall carport	Outside package and carport cladding	In progress 2026
PROGRAM WORK	Daytona, NuVista, Genesis and Anthem, through Evolve. Sterling and StreetSide, through Empire	Single family service and warranty	Siding and paint service, warranty repairs	Ongoing

Full scope

We did the whole outside of the building and then came back inside for insulation, drywall and paint. The same crews did both.

Outside package

Roofing, siding, soffit, fascia, gutters and the other outside trades listed for that project. Inside work was by others.



Project 01

2011-2017 7 AVE NW

Multi-unit infill for Eagle Crest Construction, full scope outside and inside

Calgary, Alberta

Builder

Eagle Crest Construction

Buildings

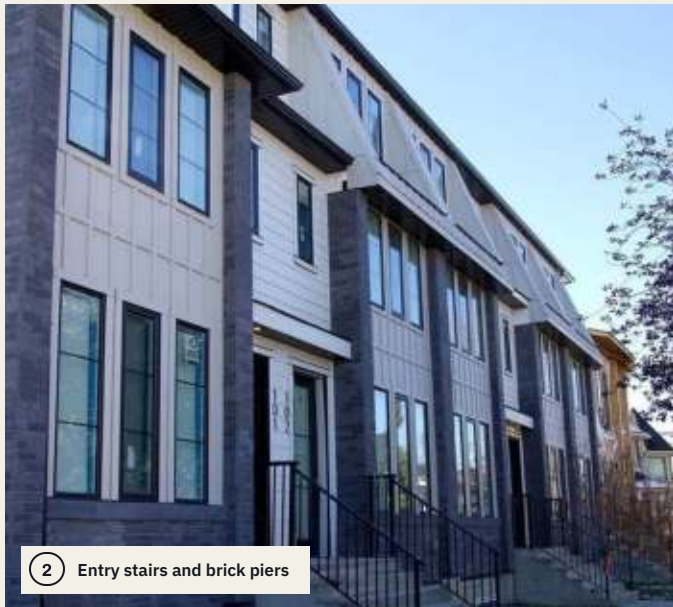
2 multi-unit, single family home, garage

Scope

Outside and inside

Status

Buildings complete



Worth a look

- Board and batten and lap in one light tone, broken up by charcoal brick piers at each unit
- Shingle roof with clean metal at the gable and wall joints
- Our crews did roof, siding, veneer, parging, gutters and paint, then went inside for insulation, drywall and paint (see next sheet)

Photos show finished work as it stands. We can arrange a walk through of completed buildings.

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Project 01, 2011-2017 7 Ave NW, outside

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Project 01

INTERIOR FINISHING

2011-2017 7 Ave NW, insulation, drywall and interior paint by Blue Rock

Calgary, Alberta

Insulation

Batt, poly and blown attic

Drywall

Board, tape and finish

Paint

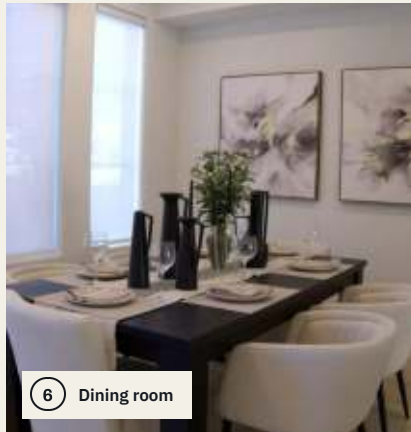
Walls, ceilings, doors, trim

Done by

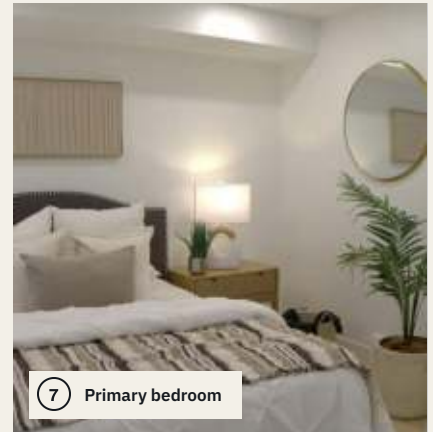
Our own crews



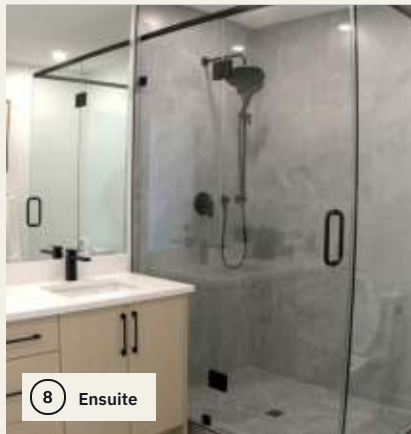
5 Kitchen and main floor



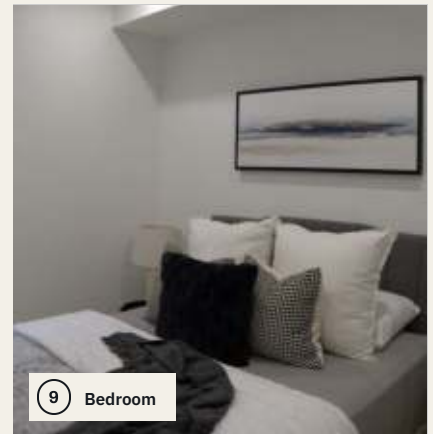
6 Dining room



7 Primary bedroom



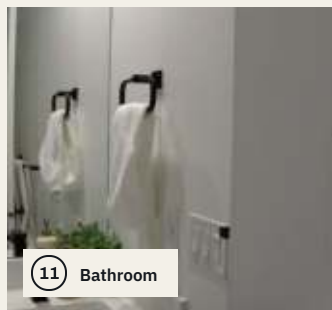
8 Ensuite



9 Bedroom



10 Bedroom



11 Bathroom

3

inside trades

Batt insulation and poly in the walls, blown insulation in the attic. Drywall hung, taped and finished, then primed and painted. Walls, ceilings, doors and trim in every unit.

Worth a look

- Square corners and straight bulkheads with no joints or patches showing through the paint
- Clean cut lines where ceilings meet walls and at every window return
- Same company as the outside, so the envelope and the interior ran as one schedule

The furniture is staging. Our work is the insulation, drywall and paint in these rooms.



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Project 01, 2011-2017 7 Ave NW, inside

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Project 02

3206 29 ST SW

Three unit infill rowhouse, full scope outside and inside

Calgary, Alberta

Building
3 unit rowhouse

Siding
Two tone fibre cement

Base
Brick veneer

Scope
Outside and inside

Status
Complete



Worth a look

- Charcoal fibre cement on the upper floors over a light panel band and light brick base
- Recessed gables with wood tone soffit and clean returns at every pitch change
- Insulation, drywall and interior paint in all three units

Photos show finished work as it stands. We can arrange a walk through of completed buildings.



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Project 02, 3206 29 St SW

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Project 03

2236 24 AVE NW

Banff Trail rowhouses for Eagle Crest Construction, full scope outside and inside

Calgary, Alberta

Builder
Eagle Crest Construction

Buildings
2 rowhouses and covered parking

Scope
Outside and inside

Status
Buildings complete



Worth a look

- White and grey lap in alternating bays with panel bands at each floor
- Grey brick veneer base carried around the corners and into the entries
- Black aluminum gutters and downspouts run tight to the corners

Photos show finished work as it stands. We can arrange a walk through of completed buildings.



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Project 03, 2236 24 Ave NW, sheet 1

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Project 03

2236 24 AVE NW

Side elevations and covered parking

Calgary, Alberta

Carport walls
Hardie panel both faces

Carport ceiling
Aluminum soffit

Posts and beams
Wrapped and finished

Status
Carport 2026



Worth a look

- Covered parking walls clad on both faces, with battens at every panel joint
- Black aluminum soffit run across the whole parking ceiling
- Gutters and downspouts kept tight to the soffit line

Photos show finished work as it stands. We can arrange a walk through of completed buildings.



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Project 03, 2236 24 Ave NW, sheet 2

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Project 04

466 29 AVE NW

Multi-unit rowhouse with covered parking, full scope outside and inside

Calgary, Alberta

Building
Rowhouse and
carport

Siding
White lap with black panel
bays

Carport
Wrapped posts, soffit
ceiling

Scope
Outside and
inside

Status
Complete



1 Side elevation and carport



2 Covered parking

Worth a look

- White lap siding with black panel bays marking each unit
- Carport posts and beams wrapped and finished, soffit across the full parking ceiling
- Insulation, drywall and interior paint in every unit

Photos show finished work as it stands. We can arrange a walk through of completed buildings.



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Project 04, 466 29 Ave NW

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Project 05

3404 3 ST NW

Townhouses and covered parking for Eagle Crest Construction

Calgary, Alberta

Builder
Eagle Crest Construction

Building
Townhouses and 6 stall carport

Scope
Outside package

Status
In progress 2026



Worth a look

- Charcoal lap and panel with wood tone panels at the entries
- Lap and panel joints finished with matching trim and flashing

Photos show finished work as it stands. We can arrange a walk through of completed buildings.



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Project 05, 3404 3 St NW

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DOCUMENTS AND NEXT STEP

Prequalification package

This covers what most prequalification forms ask for. Ask us for the package and it goes out the same week.

■	WCB-Alberta clearance letter	Current
■	Certificate of insurance, \$5M CGL	Builder added as additional insured on request
■	Health and safety program manual	Ready for review
■	Site hazard assessment and fall protection plan	Written for each project
▨	COR letter of good standing	Once the external audit is complete
■	Bonding	Through our broker, per project
■	Builder references	Names and numbers on request
■	Product data and install instructions	For every system we quote
■	Corporate registration and GST number	On request

Solid box means ready now. Hatched box means in progress.

Next step

SEND US YOUR DRAWINGS.

Send the issued set, the finish schedule and your release dates. We send back a quote split by trade, with what is in, what is out and any questions. You can award one trade or the whole package.

Phone

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Calgary, AB T3N 1W3



BLUE ROCK

CONSTRUCTION & RENOVATION LTD.

Capacity figures are planning numbers. We confirm them against the awarded scope, drawings and release schedule. All photos are of Blue Rock work.



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Documents and next step

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