

November 04, 2024

Justen Plona
Project Manager
Birchcliff Construction Ltd.
103 Eastville Avenue
Toronto, ON M1M 2N8

Dear Justen,

RE: 2024 North and South Parking Garage Rehabilitation
Lakeridge Health Oshawa, Oshawa, ON
Contract Close-Out

RJC No. TOR.131004.0006

All parties (Lakeridge Health Oshawa, Read Jones Christoffersen Ltd., and Birchcliff Construction Ltd.) have agreed that the work associated with the 2024 North and South Parking Garage Rehabilitation at Lakeridge Health Oshawa is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. You are required by the terms of your Contract to take all appropriate measures to comply with the Contract Close-Out procedures outlined in the documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- All other Contractual Obligations

In addition to these items, you are also required to supply all guarantees, warranties, inspection certificates, maintenance manuals and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the Specifications, specifically:

- Section 01 78 36 – Warranties and Bonds
- Section 07 14 16 – Asphaltic Waterproofing
- Section 07 18 00 – Thin Traffic Deck Coating
- Section 07 91 00 – Expansion Joint Compression Seals
- Section 07 92 10 – Sealants and Caulking
- Section 07 95 00 – Expansion Joint Gland Seals



Please note that the Asphaltic Waterproofing, Thin Traffic Deck Coating, Expansion Joint Compression Seal, Sealants and Caulking, and Expansion Joint Gland Seal Warranties are to be joint warranties by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. The warranty periods are clearly outlined in Specification Section 01 78 36 and in the applicable Technical Specification sections. All warranty periods shown in these Sections are applicable and remain unchanged.

You are also required to submit maintenance manuals and project record drawings for the work performed as part of the Contract. If a clean set of drawings is required for record drawing purposes please let RJC know.

The holdback will become payable sixty (60) days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication and all warranties and maintenance manuals with your holdback invoice. It is expected that all deficiencies will be addressed and the required maintenance manuals and project record drawings will be provided prior to the holdback invoice becoming due.

We trust this information is satisfactory and self-explanatory; however, if you have any questions, please do not hesitate to call.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

A handwritten signature in black ink that reads 'Samin'.

Md Shadman Samin, B.A.Sc., E.I.T.
Engineering Intern
Building Science and Restoration

Reviewed By:

A handwritten signature in black ink that reads 'Step Phil'.

Stephen Plesko, B.Eng., P.Eng.
Associate
Building Science and Restoration

Encl. Certificate of Substantial Performance

Construction Act

R.S.O. 1990, Chapter C.30
Last Amendment: 2018, C.17, Sched. 8, S.1-20

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE
OF THE CONTRACT UNDER SECTION 32 OF THE ACT**

CITY OF OSHAWA

**45 HOSPITAL COURT & 55 PARKWOOD COURT
OSHAWA, ONTARIO**

This is to certify that the Contract for the following improvement:

LHO 2024 NORTH AND SOUTH PARKING GARAGE REHABILITATION

to the above premises was substantially performed on **OCTOBER 7, 2024**

Date certificate signed: **NOVEMBER 4, 2024**



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(Payment Certifier)

Name of Owner: **LAKERIDGE HEALTH OSHAWA**

Address of Service: **1 Hospital Court
Oshawa, ON L1G 8A2**

Name of Contractor: **BIRCHCLIFF CONSTRUCTION LTD.**

Address for Service: **103 Eastville Avenue
Toronto, ON M1M 2N8**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **100 University Avenue, North Tower, Suite 400
Toronto, ON, M5J 1V6**

A. Identification of premises for preservation of liens:

45 Hospital Court & 55 Parkwood Court, Oshawa, Ontario