

December 13, 2024

Jeremy White
Beacon Construction (Ontario) Limited
89 Chemaushgon Road
Bancroft, ON, K0L 1C0

Dear Jeremy,

**RE: North-East Stairs Replacement – 50 Monck Street, Bancroft
Contract Close-Out**

RJC No. TOR.133641.0001

All parties (Colliers Project Leaders, Read Jones Christoffersen Ltd., and Beacon Construction (Ontario) Limited) have agreed that the work associated with the West Ramp Replacement at the above-noted site 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 specification, specifically:

- Section 05 50 00 – Metal Fabrication

Contractor is 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 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.

Reviewed by:

A handwritten signature in black ink, appearing to read 'N. Barry'.

Noah Barry, BSc.
BSR Representative
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Matthew Kruczkowski'.

Matthew Kruczkowski, BSc, P.Eng., CAHP
Project Engineer
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**

BANCROFT


**50 MONCK STREET
BANCROFT, ONTARIO**

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

NORTH-EAST STAIR REPLACEMENT

to the above premises was substantially performed on **DECEMBER 13, 2024**

Date certificate signed: **DECEMBER 13, 2024**


.....
(Payment Certifier)

Name of Owner: **COLLIERS PROJECT LEADERS**

Address of Service: **203-27 Place D'Armes
Kingston, ON, K7K 6Z6**

Name of Contractor: **BEACON CONSTRUCTION (ONTARIO) LIMITED**

Address for Service: **89 Chemaushgon Road
Bancroft, ON, K0L 1C0**

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

Address: **780 Midpark Drive, Suite 203
Kingston, ON, K7M 7P6**

A. Identification of premises for preservation of liens:

**50 MONCK STREET
BANCROFT, ON, K0L 1C0**