

August 29, 2024

Luciano Campoli, General Manager
Trinity Services Ltd.
158 Rossdean Drive
Toronto ON M9L 2S1

Dear Mr. Campoli,

**RE: Empringham Mews Building Envelope Rehabilitation – Block 13
Units 92 – 106, Empringham Drive, Toronto, Ontario
Contract Close-Out**

RJC No. TOR.119707.0002

All parties (Toronto Community Housing, Read Jones Christoffersen Ltd., and Trinity Services Ltd.) have agreed that the work associated with the Empringham Mews Building Envelope Rehabilitation – Block 13 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 01 11 00 – Summary of Work
- Section 01 77 00 – Close-Out Procedures
- Section 06 20 00 – Rough Carpentry
- Section 07 46 17 – Longboard Siding
- Section 07 46 33 – Siding - Fibre Cement
- Section 07 62 00 – Metal Flashing and Trim
- Section 07 92 00 – Joint Sealant
- Section 08 01 51 – Replacement Windows and Doors
- Section 08 36 19 – Multi-Leaf Vertical Lift Doors



The warranty periods are clearly outlined in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

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.

A handwritten signature in black ink that reads 'Cole Depner'. The signature is written in a cursive, flowing style.

Cole Depner, BASc, P.Eng.
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**

CITY OF TORONTO

**EMPRINGHAM DRIVE – UNITS 92 TO 106
TORONTO, ONTARIO**

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

**EMPRINGHAM MEWS BUILDING ENVELOPE REHABILITATION
BLOCK 13**

to the above premises was substantially performed on **MAY 29, 2024**

Date certificate signed: **AUGUST 29, 2024**

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(Payment Certifier)

Name of Owner: **TORONTO COMMUNITY HOUSING**

Address of Service: **35 Carl Hall, Unit #1
Toronto, ON M3K 2B6**

Name of Contractor: **TRINITY SERVICES LTD.**

Address for Service: **158 Rossdean Drive
Toronto, ON M9L 2S1**

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:

50-126 EMPRINGHAM DRIVE PLAN M 1926 BLK D E