

February 07, 2025

Roman Braverman
Principal
United Building Restoration Ltd.
1935 Silicone Drive, East Entrance
Pickering, ON L1W 3V7

Dear Roman,

RE: Grand River Hospital Garage – 2024 Stairwell Rehabilitation Project RJC No. TOR.117128.0005
835 King Street West, Kitchener, Ontario
Contract Close-Out

All parties (Grand River Hospital Corporation, Read Jones Christoffersen Ltd., and United Building Restoration Ltd.) have agreed that the work associated with the Grand River Hospital Parking Garage – 2024 Stairwell Rehabilitation Project 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, and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the specification, specifically:

- Section 01 78 36 – Warranties and Bonds
- Section 07 18 10 – Pedestrian Deck Coating
- Section 07 19 00 – Concrete Surface Sealer
- Section 07 92 00 – Building Envelope Sealants
- Section 08 81 00 – Glass and Glazing

Please note that the Pedestrian Deck Coating, Concrete Surface Sealer, Building Envelope Sealants and Glass and Glazing 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 this section are applicable and remain unchanged.



Contractor is required to submit 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 with your holdback invoice. It is expected that all deficiencies will be addressed, and the required 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.

Prepared by:

A handwritten signature in black ink, appearing to read 'Riber Alvarez'.

Riber Alvarez, B.A.Sc.
Building Science and Restoration Representative
Building Science and Restoration

Reviewed by:

A handwritten signature in blue ink, appearing to read 'Jordan Ladd'.

Jordan Ladd, B.Eng., 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**

GRAND RIVER HOSPITAL CORPORATION


**835 KING STREET WEST
KITCHENER, ONTARIO**

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

**GRAND RIVER HOSPITAL PARKING GARAGE – 2024 STAIRWELL
REHABILITATION PROJECT**

to the above premises was substantially performed on **January 31, 2025**

Date certificate signed: **February 7, 2025**



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(Payment Certifier)

Name of Owner: **GRAND RIVER HOSPITAL CORPORATION**

Address of Service: **835 King Street West
Kitchener, Ontario, N2G 1G3**

Name of Contractor: **UNITED BUILDING RESTORATION LTD.**

Address for Service: **1935 Silicone Drive, East Entrance
Pickering, Ontario, L1W 3V7**

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

Address: **40 Weber Street East, Suite 800
Kitchener, Ontario, N2H 6R3**

A. Identification of premises for preservation of liens:

**835 King Street West
Kitchener, Ontario**