

February 21, 2025

Jilong Qu  
United Building Restoration Ltd.  
1935 Silicone Drive  
Pickering, Ontario L1W 3V7

Dear Mr. Qu,

**RE: Slab-on-Grade and Catch Basin Repairs – Sandalwood Transit Facility      RJC No. TOR.114258.0008**  
**Contract Close-Out**

All parties (The City of Brampton, Read Jones Christoffersen Ltd., and United Building Restoration) have agreed that the work associated with the slab-on-grade and catch basin repairs 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 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 78 36 – Warranties
- Section 01 78 39 – Project Record Drawings

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 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.

A final walk-through inspection has been completed by Read Jones Christoffersen Ltd. It is our expectation that the Contractor will expedite the repair of the remaining noted deficiencies.



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 'Jacob Bays', is written over a light blue rectangular background.

Jacob Bays, B.Eng, EIT  
Engineering Intern  
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Paul Fritze', is written over a light blue rectangular background.

Paul Fritze, P.Eng.  
Principal  
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**

*Owner:*  
**The Corporation of the City of Brampton**

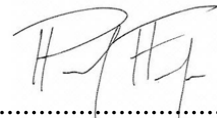
*Property Address:*  
**130 Sandalwood Parkway West  
Brampton, Ontario**

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

**SANDALWOOD TRANSIT FACILITY – SLAB-ON-GRADE AND CATCH  
BASIN REPAIRS  
130 SANDALWOOD PARKWAY WEST, BRAMPTON ONTARIO**

to the above premises was substantially performed on **January 24, 2025**

Date certificate signed: **February 21, 2025**



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(Payment Certifier)

Name of Owner: **The Corporation of the City of Brampton**

Address of Service: **2 Wellington Street West,  
Brampton, Ontario, L6Y 4R2**

Name of Contractor: **United Building Restoration Ltd.**

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

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:

**PT SANDALWOOD PKWY BRAMPTON; BEING PT LT 13 CON 1 WHS  
CHINGUACOUSY PT 3, 4 & 8 43R15042, PT 1 43R21645, PTS 4 TO 6 43R22072;  
BRAMPTON**