



Engineers

March 31, 2025

Doug Birnie
Com-Plex Systems Ltd.
5466 Gorvan Drive
Mississauga, ON L4W 3E8

Dear Mr. Doug,

**RE: Fire Panel Replacement – 438 Park Avenue, Newmarket ON
Contract Close-Out**

RJC No. TOR.133062.0003

All parties (The Town of Newmarket, Read Jones Christoffersen Ltd., Rimkus and Com-Plex Systems Ltd.) have agreed that the work associated with the Fire Panel Replacement at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. Com-Plex Systems Ltd. is 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.

A final walk-through inspection was completed by all parties on March 19, 2025.

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 documents 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 'J Khasakia'.

Jay Khasakia B.A.Sc., P.Eng.
Project Engineer
Building Science and Restoration

Encl. Certificate of Substantial Performance
Completion Letter prepared by RIMKUS

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**

TOWN OF NEWMARKET

**438 PARK AVENUE
NEWMARKET, ONTARIO**

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

438 PARK AVENUE - FIRE PANEL REPLACEMENT

to the above premises was substantially performed on **MARCH 19, 2025**

Date certificate signed: **MARCH 31, 2025**

J Khasabini

.....
(Payment Certifier)

Name of Owner: **TOWN OF NEWMARKET**

Address of Service: **PO BOX 328, 395 MULOCK DRIVE, NEWMARKET,
ONTARIO, L3Y 4X7**

Name of Contractor: **COM-PLEX SYSTEMS LTD.**

Address for Service: **5466 GORVAN DRIVE, MISSISSAUGA,
ONTARIO, L4W 3E8**

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:

438 Park Avenue, Newmarket ON L3Y 1W1

March 31, 2025

TOWN OF NEWMARKET
Planning and Building Services
395 Mulock Drive, P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7
Attention: Chief Building Official

Re: 438 Park Avenue
Newmarket, Ontario
Fire Alarm System Replacement
(Rimkus Project # ME23258.DES.SW)
Building Permit Number – 2024-00048

To whom it may concern:

During the course of construction of the above project, personnel from our firm carried out site reviews of the electrical (including Part 7) in accordance with the requirements of Division C, subsection 1.2.2 of the Ontario Building Code and the requirements of section 2 of Ontario Regulation 260/08, made under the *Professional Engineers Act*, 1990, as amended. These reviews were conducted following the procedures described in the Professional Engineers Ontario Guideline for Professional Engineers Providing General Review of Construction as required by the Ontario Building Code.

On the basis of these reviews, it is our opinion that the work is in general conformity with the drawings and specifications prepared by Rimkus Consulting Group Inc. under the professional seal of *Spencer Wong*, P.Eng. which formed the basis for issuance of the building permit and any changes thereto authorized by the Chief Building Official.

Yours truly,
RIMKUS



Spencer Wong, P. Eng.
Director - Electrical Engineer