

April 22<sup>nd</sup>, 2025.

**Baycrest Project & Construction Management**23 Railside Road,  
Unit 5&6, Toronto, ON  
M3A 1B2Attention: Mr. Daniel San Juan  
Project Manager**Re: RBC Mississauga & Financial  
WZMH Project No. 08831  
Substantial Performance Form 9**

Dear Daniel,

We are pleased to submit herewith the Construction Act Form 9 dated April 22<sup>nd</sup>, 2025, acknowledging Substantial Performance achieved on April 12<sup>th</sup>, 2025, for the above noted project. Publishing this document in print (example Daily Commercial News), or electronic format, is the sole responsibility of Baycrest Project & Construction Management. WZMH and the Owner, *Jones Lang LaSalle* require confirmation that Form 9 has been published according to the Construction Act.

Please contact the undersigned if you have any queries regarding the above.

Yours truly,  
**WZMH ARCHITECTS**

**Bhishma Ravalji**Attached:

1. Form 9
2. 3-2-1 calculation

cc.	Andrew Dingemans	JLL
	Daniel San Juan	Baycrest Project & Construction Management
	Camila Ramirez	Baycrest Project & Construction Management
	Fred Chong	WZMH Architects

**Principals**Len Abelman, OAA, MRAIC  
Mohammed Al-Atheri, OAA, MRAIC  
Supreet Barhay, OAA, MRAIC, LEED AP BD+C  
Nicola Casciato, OAA, MRAIC  
Harrison Chan, OAA, MRAIC  
Jee-Young-Kang, B.Arch.  
Jeffrey Leong-Poi, OAA, MRAIC  
Richard Myers, OAA, MRAIC, LEED AP BD+C  
Moran Olsha, B.Tech, LEED AP  
Zenon Radewych, B.Tech**Chief Financial Officer**

Genevieve Easton, CPA, CA, ACA

A Partnership of Corporations

**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**

*Construction Act*

**CITY OF BRAMPTON**

(County/District/Regional Municipality/Town/City in which premises are situated)

**8355 FINANCIAL DRIVE, BRAMPTON, ON**

(street address and city, town, etc., or, if there is no street address, the location of the premises)

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

**RBC BRANCH RENOVATION**

(short description of the improvement)

to the above premises was substantially performed on **APRIL 12, 2025**

(date substantially performed)

Date certificate signed: **APRIL 22, 2025**



**BHISHMA RAVALJI**

(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: **JONES LANG LASALLE**

Address for service: **181 BAY STREET, SUITE 1100, TORONTO, ONTARIO**

Name of contractor: **BAYCREST PROJECT & CONSTRUCTION MANAGEMENT**

Address for service: **23 RAILSIDE ROAD, UNITS 5 & 6, TORONTO, ONTARIO**

Name of payment certifier (where applicable): **WZMH ARCHITECTS**

Address: **95 ST. CLAIR AVE. W., UNIT 1500, TORONTO, ONTARIO**

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(if a lien attaches to the premises, a legal description of the premises,  
including all property identifier numbers and addresses for the premises)

☒ B. Office to which claim for lien must be given to preserve lien:

**JONES LANG LASALLE, 200 WELLINGTON STREET WEST, SUITE 605, TORONTO, ON**

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)

## Application for Certification of Substantial Completion

**Date:** 11-Apr-25

**To:** WZMH

**Regarding:** 35014P4EC3B9 - RBC Mississauga Rd & Financial Dr. Rapid Renovation

We the undersigned state that the Contract Dated March 06, 2025  
Between ourselves and the Owner JLL (Authorized agent on behalf of RBC) is Ready for  
Takeover and the performance of the balance of the contract is in progress. The total performance is  
scheduled for April 12th, 2025

We further state that the amount of holdback monies due for the release and payment following the  
issuance of the Certificate of Substantial Performance is;

Not Applicable at this time and / 100 Dollars  
**(\$0.00)**

We further state that the Status of the Contract is as follows:

1.	Original Contract Amount	\$114,980.00
2.	Changes to Date: <b><u>(Pending Approvals)</u></b>	
	Extras	\$13,373.80
	Credits	\$0.00
	Net Amount of Changes	\$13,373.80
3.	Current Contract Amount	\$128,353.80
4.	Less value of incomplete work beyond the Contractor's control (see attached Appendix A for list of items with costs and dates of completion)	\$200.00
	Total Contract Value for the purposes of the Construction Lien Act	\$128,153.80
5.	The requirements for substantial completion as per the Construction Lien Act:	
6.	3% of the first \$500,000.00	\$3,844.61
	2% of the next \$500,000.00	\$0.00
	1% of the balance	\$0.00
	<b>TOTAL</b>	<b>\$3,844.61</b>
7.	The estimated value of incomplete work including deficiencies but not including items in 4 above (see attached Appendix B for list of items with amounts and dates of completion)	
	<b>TOTAL</b>	<b>\$3,000.00</b>
8.	We are currently assembling the documents on the list below and will furnish these items to the payment certifier on receipt of the Architects Certificate of Substantial Completion.	

- Completed Closeout Submission

Cheers,

Daniel San Juan



**Appendix A:** Incomplete work beyond the contractors control

**Project:** 35014P4EC3B9 - RBC Mississauga Rd & Financial Dr. Rapid Renovation

11-Apr-25

**Address:** 8355 Financial Dr. Brampton

**Floor/ Area:** All

**Date Issued:**

Item #	Area/Room #	Description	Trade/Contractor	Anticipated Completion Date	Value
1	Secure Room	Drop Chute Surround -Could only be site measured following the drop chute installation.	EII-Rod	28-Apr-25	\$200.00
				Total	\$200.00

PUNCH LIST

Floor/ Area: MISC.

Project: 35014P4EC3B9 - RBC Mississauga Rd & Financial Dr. Rapid Renovation

Address: 8355 Financial Dr. Brampton

Date of Inspection: 10-Apr  
Date Issued: 11-Apr  
Date Revised: Revision 0  
Date of Total Performance: 30-Apr  
Date Complete (Actual): TBD

Item #	Area/Room #	Description	Trade/Contractor	Photo #/tag	Estimated Completion Date	Reviewed by (initial)	Value	Comments
1	N/A	Closeout Documents	All	N/A	30-Apr		\$ 1,000.00	
2	Open Area	Slot Wall c/w AV Finishing	MCM / Plan Group		12-Apr	DSJ	\$ 1,000.00	
3	Open Area	Painting - on-going	Theiner		12-Apr	DSJ	\$ 1,000.00	