

February 26, 2025

Classic Fire + Life Safety Inc.  
645 Garyray Drive  
North York, Ontario  
M9L 1P9

**ATTENTION: BRETT ELLIOTT, DIRECTOR OF INTERIOR PROJECTS & SPECIAL HAZARDS**

**SUBJECT: CERTIFICATE OF SUBSTANTIAL PERFORMANCE  
78 O'CONNOR ST. - SPRINKLER PIPE REPLACEMENT - PHASE 1 AND PHASE 2  
N21025209  
GWAL PROJECT NO. 2021-467**

Please find attached Certificate of "Substantial Performance" for the above noted Project hereafter called the "Project".

In accordance with the Contract and the Construction Lien Act, the Work referred to as the Project reached Substantial Performance as defined below on June 18, 2024.

1. For the purposes of the Construction Lien Act, the part of the work is substantially performed,
  - (a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; and
  - (b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,
    - (i) 3 per cent of the first \$500,000.00 of the contract price,
    - (ii) 2 per cent of the next \$500,000.00 of the contract price, and
    - (iii) 1 per cent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).
2. For the purposes of this Act, where the improvement or a substantial part thereof is ready for use or is being used for the purposes intended and the remainder of the improvement cannot be completed expeditiously for reasons beyond the control of the contractor or, where the owner and the contractor agree not to complete the improvement expeditiously, the price of the services or materials remaining to be supplied and required to complete the improvement shall be deducted from the contract price in determining substantial performance. R.S.O. 1990, c. C.30, s. 2 (2).

The work which was completed by June 18, 2024 was ready and being used for the purpose intended and the value of work required to complete the work was less than the value as determined by the formula below:

$$\text{\$500,000.00} \times 3\% + \text{\$258,177.02} \times 2\% + \text{\$0.00} \times 1\% = \text{\$20,163.54}$$

The warranty for items completed prior to June 18, 2024 shall commence on June 18, 2024. Please provide a list of all warranties and relevant dates in the final operations and maintenance manuals for reference by the owner.

Yours very truly,

**GOODKEY, WEEDMARK & ASSOCIATES LTD.**



Steve Hamilton, P.Eng. | Director, Senior Mechanical Engineer

SH/sm

e.c.: David Badham (Bell Real Estate Services (BRES))

Rahul Kumar Sharma (Bell Canada)

Chris Thomas (Bell Canada)

Chris Kasurak (Bell Canada)

Dean Dwyre (Classic Fire + Life Safety Inc.)

Justine Elliott (Classic Fire + Life Safety Inc.)

Steve Hamilton (GWAL - Mechanical)

Jun Cheng (GWAL - Mechanical)

Derek Kennedy (GWAL - Mechanical)

Chris Smith (GWAL - Electrical)

Cory Behan (GWAL - Electrical)

Yves Lavictoire (GWAL - Electrical)

Enclosure(s): Form 9 – Certificate of Substantial Performance – One (1) page

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

*Construction Act*

Ottawa, Ontario

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

BGIS Bell Canada - 78 O'Conner St., Ottawa, ON (Phase 1 & 2)

(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:

Modifications to the Automatic Sprinkler System (Phase 1 & 2 - N21025209)

(short description of the improvement)

to the above premises was substantially performed on June 18, 2024

(date substantially performed)

Date certificate signed: February 26, 2025



(payment certifier where there is one - signature required)

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

Name of owner: Bell Canada C/O BGIS O & M Solutions Inc.

Address for service: 78 O'Connor St, Ottawa, ON

Name of contractor: Classic Fire & Life Safety Inc.

Address for service: 78 O'Connor St, Ottawa, ON

Name of payment certifier (where applicable): Goodkey, Weedmark & Associates Ltd.

Address: 1688 Woodward Drive, Ottawa, Ontario, K2C 3R8

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

Bell Facility, 78 O'Connor Street, Ottawa, ON K1P 5M6

(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:

(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)