

QM Environmental
Mr. Michael Mulligan, Senior Project Manager
200- 5035 South Service Road
Burlington, Ontario, L7L 6M9
via email: Michael. Mulligan@QMenv.com

May 13, 2025

Re: Demolition and Heritage Preservation Services
500 Howard Street, Oshawa, Ontario, L1H 4Y8
Substantial Performance
Project No.: 20210777

Enclosed please find the Certificate of Substantial Performance of the above noted project. Please provide the following information with the submission of the release of holdback invoice:

1. Proof of Publication;
2. All warranties for the work;
3. Current WSIB Clearance Certificate;
4. Contractor's Statutory Declaration; and
5. As-built drawings.

We trust this is the information you require at this time. Should you have any questions or concerns please do not hesitate to contact us.

Sincerely,
STEPHENSON ENGINEERING LTD a Company of Salas O'Brien.

per 

Masoud Nejadmansouri, M.Sc. Eng.
Senior Project Manager
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Cc: Neal Baj, Neal.Baj@metrolinx.com
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Jeff Hayes, jeffh@eraarch.ca
Kevin Falakfarsa, kevin.falakfarsa@salasobrien.com

Encl. Certificate of Substantial Performance Form #9
Field Review Report#37

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

Construction Act

City of Oshawa

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

500 Howard Street, Oshawa, Ontario, L1H 4Y8

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

Demolition and Heritage Preservation Services

(short description of the improvement)

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

(date substantially performed)

Date certificate signed: **May 13, 2025**

Masoud Nejadmansouri



(payment certifier where there is one)

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

Name of owner: **Metrolinx**

Address for service: **97 Front Street West, Suite 400, Toronto, Ontario, M5J 1E6**

Name of contractor: **QM Environmental**

Address for service: **200- 5035 South Service Road, Burlington , Ontario, L7L 6M9**

Name of payment certifier (where applicable): **Stephenson Engineering Limited a Company of SalasO'Brien**

Address: **2235 Sheppard Ave. E. , Suite 1100, Toronto, Ontario, M2J 5B5**

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
500 Howard Street, Oshawa, Ontario, L1H 4Y8

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)

FIELD REVIEW REPORT #37- Substantial Completion Walkthrough

Project Name: Demolition and Heritage Preservation Services

Weather: Sunny, 27° C

Location: 500 Howard Street, Oshawa, Ontario

Date of Review: May 12, 2025

Tender #: IT-2023-PFOP-671

Time of Review: 1:00 pm

Permit #: 202400942

Date of Issue: May 13, 2025

Copy Left on Site: Y ☐ N ☒

Review By:

Masoud Nejadmansouri	Stephenson Engineering Limited	Masoud.nejadmansouri@salasobrien.com
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Present:

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Masoud Nejadmansouri	Stephenson Engineering Limited	Masoud.nejadmansouri@salasobrien.com

Work listed has been reviewed on a sampling basis for general conformance only. Contractor is to ensure they are satisfying the specification requirements with regard to all third-party inspection and testing. Subsequent reports are to be forwarded to our office for review. Our review does not relieve the contractors of their contract responsibilities. Where defects and/or deficiencies have been found, or where clarification and interpretation of the contract documents have been requested, they have been listed. Contractor is to rectify itemized defects and deficiencies so that the work is done in accordance with the contract documents. In our opinion, information given does not alter the contract price or project schedule

37.1 Progress

- .1 Installation of pressure treated plywood for weather proofing of part 1 building on the east side was underway, to be reviewed by Heritage Architect for further comments (Refer to Photo#1).
- .2 Site demobilization was ongoing, office trailer has been removed (Refer to photo#2).
- .3 Quote for anti-graffiti painting on the installed pressure treated plywood along east and north side of part 1 building is to be reviewed by Metrolinx for further instruction (Refer to photo#3).
- .4 Repair of damaged door for part 1 building was ongoing outside of site, to be reviewed by Heritage Architect for further comments.

37.2 Area Reviewed

- .1 A walk through the site and parts 1 & 2 building were performed.

Field Review Report #37- Substantial Completion Walkthrough

37.3 Observations and Comments

- .1 Fire hydrants and track stoppers adjacent to the building part 2 have been cut, removed and stored at part 1 building (Refer to photo#4).

37.4 Deficiencies

- .1 Waterproofing membrane at top of Mosaic Knob Hill Farm Logo skid was not installed, to be reviewed by Heritage Architect for further comments (Refer to photo#5)
- .2 One damaged louvered vent in the plywood on the west side of part 1 building is to be removed and replaced (Refer to photo#6)
- .3 All debris and barrels inside the property are to be removed and disposed (Refer to photo#7)
- .4 Short railings along the west side of part 1 are to be cut, removed and disposed (Refer to photo #8)
- .5 Existing post including footing along the northwest side of entrance gate is to be removed and disposed (Refer to photo#9)
- .6 Tree protection fences along the west side of part 1 building are to be removed and tree protection fences inside the property are to be remained and kept (Refer to photo#10)
- .7 Temporary fast fences and green mesh around the property are to be removed (Refer to photo#11)
- .8 Existing pipe above ground along the north side part 2 building is to be cut and removed (Refer to photo#12)

For all deficiencies by Heritage consultant refer to ERA's Report.

37.5 Photographs

Field Review Report #37- Substantial Completion Walkthrough



Photo #1- Installation of pressure treated plywood for weather proofing of part 1 building on the east side was underway, to be reviewed by Heritage Architect for further comments.



Photo #2- Site demobilization was ongoing, office trailer has been removed.

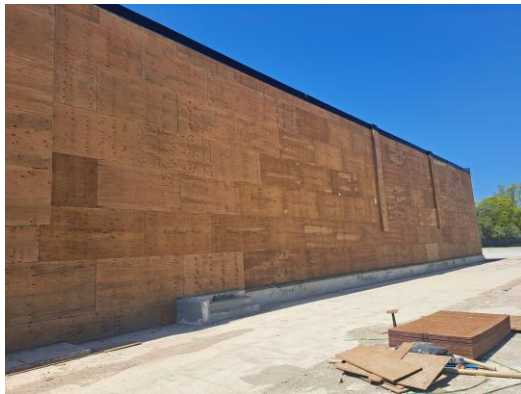


Photo #3- Quote for anti-graffiti painting on the installed pressure treated plywood along east and north side of part 1 building is to be reviewed by Metrolinx for further instruction.



Photo #4- Fire hydrants and track stoppers adjacent to the building part 2 have been cut, removed and stored at part 1 building.



Photo #5- Waterproofing membrane at top of Mosaic Knob Hill Farm Logo skid was not installed, to be reviewed by Heritage Architect for further comments

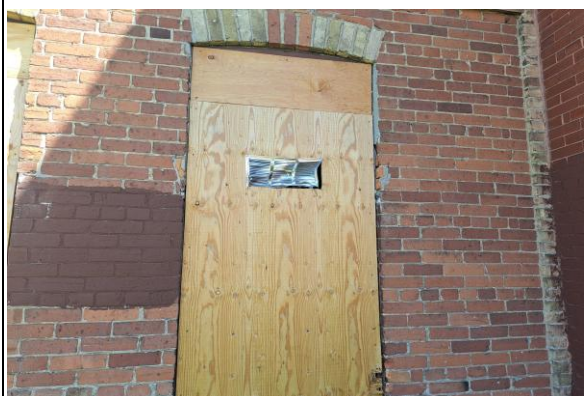


Photo #6- One damaged louvered vent in the plywood on the west side of part 1 building is to be removed and replaced.

Field Review Report #37- Substantial Completion Walkthrough



Photo #7- All debris and barrels inside the property are to be removed and disposed.



Photo #8- Short railings along the west side of part 1 are to be cut, removed and disposed.



Photo #9- Existing post including footing along the northwest side of entrance gate is to be removed and disposed.



Photo #10- Tree protection fences along the west side of part 1 building are to be removed and tree protection fences inside the property are to be remained and kept.

Field Review Report #37- Substantial Completion Walkthrough



Photo #11- Temporary fast fences and green mesh around the property are to be removed.



Photo #12- Existing pipe above ground along the north side part 2 building is to be cut and removed.



per

Masoud Nejadmansouri, M.Sc.Eng.
Senior Project Manager