



May 29, 2025

Prodigy Construction Inc.
20 Carlson Court, Suite 500
Toronto, ON, M9W 7K6

Attention: Colin MacNicol, Senior Project Manager

Dear Colin:

**Subject: Royal Bank Plaza – 200 Bay Street, Toronto
Revolving Door Drainage and Waterproofing Review
Certificate of Substantial Completion**

Please find enclosed a copy of the Certificate of Substantial Completion for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after the date of total completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Statement of Warranty Form
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
 - sub-contractors

Certificate for Payment for Release of Holdback will follow under a separate cover.

In accordance with the Contract dated January 16, 2025 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on May 7, 2025, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2** The Contract is deemed complete.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period.

The warranty period for this work is two years.

Should you have any questions, please do not hesitate to contact us.

25 York Street
Suite 700
Toronto, ON, Canada M5J 2V5

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wsp.com

[Click here to enter text.](#)

Sincerely,



Elise Vanden Broek, BASc.
Building Science Consultant



Julian Gutierrez, B.E.Sc., PMP
Project Manager



John Kosednar, P.Eng
Senior Project Director

Encl. Certificate of Substantial Performance

Dist: Colin MacNicol cmacnicol@prodigy-group.com
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WSP Ref.: CA0035065.3994



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

Construction Act

City of Toronto

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

200 Bay Street, Toronto, 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:

Waterproofing Repairs at South-West Revolving Doors of 200 Bay (South Tower)

(short description of the improvement)

to the above premises was totally performed on

May 7, 2025

(date totally performed)

Date certificate signed: May 29, 2025

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Jones Lang LaSalle acting as Authorized Agent on Behalf of Royal Bank of Canada

Address for service: 200 Bay Street, South Tower, Suite 1305, Toronto, ON M5J 2J1

Name of contractor: Prodigy Construction Inc.

Address for service: 20 Carlson Court, Suite 500, Toronto, ON M9W 7K6

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, ON M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Town of York Plan and Lots 1, 2, 3, 4, 5, 6, 7, 8 & 9, A, B, C, D, E, F & G. Plan 181E and Lots 1-8 Inc. and part of Lot 9, Plan D-24, City of Toronto & Plan of Survey of Town Lot 6 North Side of Front Street.

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)