

May 28, 2021

Des Duarte
Struct-Con Construction Ltd.
2051 Williams Parkway East
Unit 14, Brampton
Ontario L6S 5T3

Dear Des,

**RE: 4117 Lawrence Avenue East, Toronto, ON
Shelter Renovation
Contract Close-Out & Substantial Performance**

RJC No. TOR.123366.0001

Read Jones Christoffersen Ltd. (RJC Engineers) is in receipt of your application for substantial performance dated April 30, 2021.

Based on our review of the progress of work to date and authorization of the City of Toronto Chief Building Official to permit occupancy on Tuesday, May 18, 2021, we are of the opinion that Struct-Con has met the required performance metrics to achieve Substantial Performance as outlined in Section 2 of the Construction Act R.S.O. 1990, c. C. 30.

A copy of the Certificate of Substantial Performance stating the Work was substantially performed on May 18, 2021 is attached for publication.

You are required by the terms of your Contract to take all appropriate measures to comply with the Contract Close-Out procedures outlined in the Contract Documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- Completion of all outstanding work, including deficiencies.
- Rectification of all matters identified by HRCx, the third party commissioning agent
- All other contractual obligations

In addition to these items, you are also required to supply all guarantees, project blanket and extended warranties, inspection certificates, maintenance manuals and project record drawings in accordance with the requirements of the Contract Documents.

The holdback will become payable 45 days from publication of the Certificate of Substantial Performance. Please include proof of publication and all outstanding warranties and maintenance manuals with your holdback invoice. It is expected that all deficiencies will be addressed and the required maintenance manuals and project record drawings will be provided prior to the holdback invoice becoming due.

RJC requests that a virtual meeting be held with the project team to discuss the remaining scope of work to be completed and agree upon a Total Completion Date. Please advise of your availability.

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.



Michael Pond, P.Eng.
Principal
Building Science and Restoration



Brett Tersigni, P.Eng.
Project Engineer
Building Science and Restoration

C.C.

Arnold Miaco, City of Toronto, CREM
Rob Pyke – Prism
Michael Joniker – Prism
Daniel Frade – RJC Engineers
Drew Adams – LGA Architectural Partners
Basel Mohtadi – Struct-Con Construction Ltd.
Eddie Duarte – Struct-Con Construction Ltd.

Encl: - Certificate of Substantial Performance, dated May 28, 2021

Construction Act
R.S.O. 1990, CHAPTER C.30
Last amendment: 2021, c. 4, Sched. 3, s. 20

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

Owner:
City of Toronto


Property Address:
**4117 Lawrence Avenue East
Toronto, Ontario**

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

**MUNICIPAL SHELTER RENOVATION LOCATED AT 4117 LAWERENCE AVENUE
EAST, TORONTO**

to the above premises was substantially performed on **May 18, 2021**

Date certificate signed: **May 28, 2021**

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(Payment Certifier)

Name of Owner: **CITY OF TORONTO**

Address of Service: **Metro Hall, 55 John Street, 2nd Floor
Toronto, ON M5V 3C6**

Name of Contractor: **STRUCT-CON CONSTRUCTION LTD.**

Address for Service: **2051 Williams Parkway East, Unit 14
Brampton, ON L6S 5T3**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **100 University, North Tower, Suite 400,
Toronto, Ontario, M5J 1V6**

A. Identification of premises for preservation of liens:

**12-130, Section S4; Part of Lot 12, Concession D; being Part 1, Plan 66R-10068,
Scarborough; City of Toronto.**