

November 10, 2021

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Baycrest Project and Construction Management
23 Railside Rd.
North York, ON
3MA 1B2

WZMH ARCHITECTS

Attention: Mr. Daniel Mombourquette

**Re: 3500 Steeles Avenue East – Atrium East Entrance Vestibule
Project No. 06641.020
Substantial Performance Form 9**

Dear Daniel,

We are pleased to submit herewith the Construction Act Form 9 dated November 10, 2021, acknowledging Substantial Performance achieved on October 18, 2021 for the above noted project. Publishing this document in print (example Daily Commercial News), or electronic format, is the sole responsibility of Baycrest. WZMH and the Owner, 3500 Steeles Avenue East LP, require confirmation, that the 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



Ted DuArte
Lic. Tech. OAA, MRAIC, LEED® Green Associate
WZMH Architects

Attach.
Form 9 and Baycrest Calculations

cc. Greg Moore – Quantum Project Management Services Inc.
Gary Jackson – Canderel
Marianne Patterson - Canderel
Harrison Chan – WZMH
Hady Lotfy – WZMH

Principals
Len Abelman, OAA, MRAIC
Mohammed Al-Atheri, OAA, MRAIC
Supreet Barhay, OAA, MRAIC, LEED AP BD+C
Carl Blanchaer, OAA, FRAIC
Nicola Casciato, OAA, MRAIC
Harrison Chan, OAA, MRAIC
Jee-Young Kang, B.Arch
Jeffrey Leong-Poi, OAA, MRAIC
David Moore, OAA, FRAIC, LEED AP
Richard Myers, OAA, MRAIC, LEED AP BD+C
Moran Olsha, B.Tech, LEED AP
Zenon Radewych, B.Tech
Robert Sampson, OAA, MRAIC
John White OAA, MRAIC

Chief Financial Officer
Henry Ng CPA, CA

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

Construction Act

City of Markham

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

3500 Steeles Ave East, Markham, Ontario, L3R 0X1

(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:

3500 Steeles - Atrium East Entrance Vestibule

(short description of the improvement)

to the above premises was substantially performed on October 18, 2021

(date substantially performed)

Date certificate signed: November 10, 2021



(payment certifier where there is one)

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

Name of owner: 3500 Steeles Avenue East LP

Address for service: 3500 Steeles Ave East, Markham, Ontario, L3R 0X1

Name of contractor: Baycrest Construction & Project Management

Address for service: 23 Railside Rd. Unit #5 & #6

Name of payment certifier (where applicable): WZHM Architects

Address: 95 St. Clair Ave. West, Suite 1500, Toronto, On, M4V 1N6

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
3500 Steeles Ave East, Markham, Ontario, L3R 0X1

(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)

Ted DuArte

From: Daniel Mombourquette <dmombourquette@baycrestgc.com>
Sent: October 18, 2021 9:04 AM
To: Ted DuArte
Cc: Hady Lotfy
Subject: [EXTERNAL] 3500 Steeles Ave East - East Entrance Vestibule Renovations - Substantial Completion
Attachments: DEF List.pdf; OAA-OGCA_Document100 - 3500 Steeles Ave E..pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good Day Ted,

Hope all is well,

Sorry forgot to send this to you, please see attached OAA Document, the updated deficiency list and the 3, 2, 1 formula below. Based on this formula we are now substantially complete on our end.

Regarding the 3-2-1 calculation please see my calculation below:			
Contract Total:	%	\$	889,126.00
3% of first \$1,000,000.00:	3%	\$	26,673.78
2% of next \$1,000,000.00:	2%	\$	-
1% of balance:	1%	\$	-
Total:		\$	26,673.78
Remaining Billing:			
Contract & Changes:		\$	6,370.00
Remaining Deficiency Value:		\$	1,750.00
Total:		\$	8,120.00

Please let me know if there is anything else required in order to obtain the signed form 9 for publication.

Thank you,

Daniel Mombourquette
Senior Project Manager



23 Rainside Rd., Unit #5 & #6
Toronto, Ontario, M3A 1B2
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Email: dmombourquette@baycrestgc.com | Web: www.baycrestgc.com



BAYCREST

PROJECT & CONSTRUCTION MANAGEMENT

RE: Deficiency List

Dated: October 18th

Contractor: Baycrest Project & Construction Management

Owner: Canderal Management Inc.

Project Name: East Entrance Vestibule

Location: 3500 Steeles Ave East, Markham, On

Deficiency Items		ACTION BY	STATUS
Item #1	Flooring	Baycrest G.C	Open
Expansion joint, hose shoe need to be repaired. Work to be complete within the next 15 days			
Item #2	Exterior Columns	Baycrest G.C	Closed
Baycrest to provide quote to lift 8 columns up to 3mm away from ceiling and put collar at the base. Will make it look like its not an after thought			
Item #3	Steel Angles	Baycrest G.C	Closed
Steel angles have to be sanded down and painted with the BASF paint.			
Item #4	Roof	Baycrest G.C	Closed
Since the membrane has been installed to close to the edge and is noticeable, Baycrest will have the roofers onsite to cut back and re-torch the roof. If not acceptable then a stainless steel angle around the roof.			
Item #5	Stainless Steel Baseboards	Baycrest G.C	Closed
Completed and closed			
Item #6	Expansion Joint Cover	Baycrest G.C	Closed
Completed and closed			
Item #7	Weatherstripping on Sliding Doors	Baycrest G.C	Closed
Completed and closed			
Item #8	Small Leak	Baycrest G.C	Open
Small leak at the west side of the sliding door, this was caulked over the weekend but watching to ensure the leak has been fixed			