



Edward J. Cuhaci and Associates Architects Inc.

171 Slater Street, Suite 100, Ottawa, Ontario, Canada, K1P 5H7 Tel: (613) 236-7135 Fax: (613) 236-1944 Email: info@cuhaci.com Web: www.cuhaci.com

December 16, 2021

2133-6.7.1

Conseil des écoles catholiques du Centre-Est
4000 Labelle Street
Ottawa, Ontario
K1J 1A1

Attention: MéliSSa Bernard

**Re: Portable Classrooms 2021
Substantial Performance**

Dear Sir,

Further to the application for Substantial Performance dated December 16, 2021 from 6739741 Canada Inc. (Gestion DMJ). enclosed, please find the Certificate of Substantial Performance of the Work regarding the above-noted project.

Financial Criteria Calculation:

Contract Amount as per Payment Certificate No. 04 was \$631,371.99.

\$631,371.99 @ 3% =

\$18,941.16

Financial criteria balance to achieve Substantial Performance: **\$18,941.16**

Deficiencies and incomplete work as of Payment Certificate No. 04 **\$15,435.90**

Therefore, the Financial Criteria has been met and the Certificate of Substantial Performance for this project can be issued.

By copy of this letter, the Contractor is advised that full compliance with takeover procedures identified in OAA/OGCA Document No. 100, including but not limited to, as-built drawings, maintenance manuals, etc., and schedule for completion of all work shall be provided by the Contractor no later than February 15, 2022.

The 60-day lien period will commence on the date of publication by the Contractor in the Daily Commercial News.

Sincerely,

Jerzy Jurewicz

Enclosures

Cc:

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

City of Ottawa

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

1445 Duford Drive, Ottawa, Ontario, K1E 1E8

(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:

École d'enseignement personnalisé La Source, Portable classroom installation

(short description of the improvement)

to the above premises was substantially performed on December 15, 2021

(date substantially performed)

Date certificate signed: December 16, 2021


(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1

6739741 Canada Inc. (Gestion

Name of contractor: DMJ)

Address for service: 1283 Algoma Street, Unit 201, Ottawa, Ontario, K1B 3W7

Jerzy Jurewicz, OAA, AIA

Edward J. Cuhaci and

Name of payment certifier (where applicable): Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Lot 37, Registered Plan 18, Blocks A and B, City of Ottawa
1445 Duford Drive, Ottawa, Ontario, K1E 1E8

(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)

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

City of Ottawa

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

411 Seyton Drive, Ottawa, Ontario, K1H 8X1

(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:

Collège catholique Franco-Ouest, Portable classroom installation

(short description of the improvement)

to the above premises was substantially performed on December 15, 2021

(date substantially performed)

Date certificate signed: December 16, 2021


(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1
6739741 Canada Inc. (Gestion

Name of contractor: DMJ)

Address for service: 1283 Algoma Street, Unit 201, Ottawa, Ontario, K1B 3W7

Jerzy Jurewicz, OAA, AIA

Edward J. Cuhaci and

Name of payment certifier (where applicable): Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Plan M-230, Block H, Registered Plan 4R-69, Parts 1 and 2, City of Ottawa
411 Seyton Drive, Ottawa, Ontario, K1H 8X1

(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)

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

Construction Act

City of Ottawa

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

6588 Carrière Street, Ottawa, Ontario, K1C 1J4

(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:

École secondaire catholique Garneau, Portable classroom relocation

(short description of the improvement)

to the above premises was substantially performed on December 15, 2021

(date substantially performed)

Date certificate signed: December 16, 2021


(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1
6739741 Canada Inc. (Gestion

Name of contractor: DMJ)

Address for service: 1283 Algoma Street, Unit 201, Ottawa, Ontario, K1B 3W7

Jerzy Jurewicz, OAA, AIA

Edward J. Cuhaci and

Name of payment certifier (where applicable): Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Part of lots 3 and 4, Concession 2 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa
P.I.N. 04419-0489
6588 Carrière Street, Ottawa, Ontario, K1C 1J4

(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)

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

Construction Act

City of Ottawa

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

6401 Renaud Road, Ottawa, Ontario, K1W 0H8

(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:

Collège catholique Mer Bleue, Portable classrooms installation

(short description of the improvement)

to the above premises was substantially performed on December 15, 2021

(date substantially performed)

Date certificate signed: December 16, 2021

(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1
6739741 Canada Inc. (Gestion

Name of contractor: DMJ)

Address for service: 1283 Algoma Street, Unit 201, Ottawa, Ontario, K1B 3W7

Jerzy Jurewicz, OAA, AIA

Edward J. Cuhaci and

Name of payment certifier (where applicable): Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Lots 2 and 3, Concession 3 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa
P.I.N. 04404-0429
6401 Renaud Road, Ottawa, Ontario, K1W 0H8

(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)

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

Construction Act

City of Ottawa

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

665 Des Aubépines Drive, Ottawa, Ontario, K4A 0Z3

(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:

École élémentaire catholique Notre-Place, Portable classroom installation

(short description of the improvement)

to the above premises was substantially performed on December 15, 2021

(date substantially performed)

Date certificate signed: December 16, 2021


(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1
6739741 Canada Inc. (Gestion

Name of contractor: DMJ)

Address for service: 1283 Algoma Street, Unit 201, Ottawa, Ontario, K1B 3W7

Jerzy Jurewicz, OAA, AIA

Edward J. Cuhaci and

Name of payment certifier (where applicable): Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
Block 172, Registered Plan 4M-1526, City of Ottawa
665 Des Aubépines Drive, Ottawa, Ontario, K4A 0Z3

(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)

Request for Substantial Completion



December 16, 2021

To the attention of :

Edward J. Cuhaci and Associates Architects Inc.
Simon Rioux
Ottawa Ontario

Project : Déménagement & réparation des classes mobiles
Client reference : 2021DIV003

Gestion DMJ Management hereby confirms substantial completion has been achieved for the above-titled project. Please review and approve the below completion list with associated costs.

Items to be completed	Cost
Project Management	\$2,045
Landscaping	\$4,585
Portable Delivery/Installation / Skirts	\$3,340.35
Interior System	\$542.80
HVAC	\$1,999.5
Electrical	\$1,063

Percentage of work remaining: 2.32%

Please refer to billing progress draw for further cost breakdown.

Angus Lam
Project Manager
6739741 Canada Inc. (Gestion DMJ Management)
alam@dmjmanagement.ca



Edward J. Cuhaci and Associates Architects Inc.

Certificate for Payment #04

Conseil des école catholique du Centre-Est
4000, rue Labelle
Ottawa, Ontario,

date : December 16, 2021

project : CECCE Portable Classrooms 2021

att : Mrs. Mélissa Bernard

file : 2133-6.5-PC-04

This is to certify that in accordance with the Letter of Award dated June 29, 2021, the Contractor
6739741 Canada Inc. (Gestion DMJ)

has completed work and delivered products to the Place of Work to the value of \$ 615 936,09
Six Hundred and Fifteen Thousand, Nine Hundred and Thirty Six Dollars, and Nine Cents
(net HST) to December 15, 2021

The Contractor is entitled to payment of \$ 32 271,32

Thirty Two Thousand, Two Hundred and Seventy One Dollars, and Thirty Two Cents

(this includes \$ 3 712,63 value added tax) for work and delivered products to the Place of Work and
holdback releases due, for the period ending December 15, 2021 subject to the terms of the Contract and
as noted below.

STATEMENT OF ACCOUNT

1, Original Contract Price (excluding GST)	\$ 584 690,00
2, Authorized Changes to Date	\$ 46 681,99
3, Current Contract Price (1 + 2)	\$ 631 371,99
4, Total Certified to Date	\$ 615 936,09
5, Lien Holdback (10%)	\$ 61 593,61
6, Lien Holdback Released - Previous	\$ 0,00
7, Lien Holdback Released - Current	\$ 0,00
8, Total Holdback - Current (5 - 6 - 7)	\$ 61 593,61
9, Total Certified less Current Holdback (4 - 8)	\$ 554 342,48
10, Less Certified Previously (item 9 from previous Certificate)	\$ 525 783,79
11, Net Amount of Contract Price Payable this Certificate	\$ 28 558,69
12, Add HST 13%	\$ 3 712,63
13, Amount Payable this Certificate	\$ 32 271,32
14, Balance Unpaid under the Contract	\$ 77 029,51

By law, the amount certified is subject to reduction by the amount of any lien of which you have received written notice.

This certificate is not negotiable and is payable to the payee named in it; issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract.

The issue of this Certificate for Payment shall not be taken as a representation that the Architect has made any examination to ascertain how and for what purpose the Contractor has used the monies paid on account of the Contract Price or that the Contractor has discharged the obligations imposed on him by law under the Workers' Compensation Act, or other applicable statutes, non-compliance with which may render the Owner personally liable for the Contractor's default.


Jerzy Jurewicz, OAA, AIA

- ☐ Owner Copy
☐ Contractor Copy
☐ Architect Copy

The Contractor, having examined this Statement of Account, finds it correct and acknowledges receipt on

In the amount of / 100 dollars

[\$] signed

Contractor Gestion DMJ



OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

BUILDING PERMIT INFORMATION

Address: 1445 Duford Dr. Unit(s):

Owner: CECCE

Tenant:

Building Permit No.: 2106469

Building Permit Description: Install a Portable Classroom

PERMISSION TO OCCUPY

PERMISSION TO OCCUPY is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY



All floor areas, or



Floor areas specified below

REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.



Arrange for Final Inspection upon completion

ISSUANCE

Building Official: Matthew Larose, BCIN: 39542
Matthew.Larose@ottawa.ca
Tel: 613-580-2424 Ext. 29246
Fax: 613-580-2741

Date: 08-Nov-2021



OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

BUILDING PERMIT INFORMATION

Address: 411 Seyton Dr **Unit(s):** _____

Owner: Conseil des Ecoles Catholiques du Centre Est

Tenant: _____

Building Permit No.: 2106440

Building Permit Description: Install 1 portable at College Catholique Franco-Ouest

PERMISSION TO OCCUPY

PERMISSION TO OCCUPY is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY

☒ All floor areas, or ☐ Floor areas specified below

REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.

☐ Arrange for Final Inspection upon completion

ISSUANCE

Building Official: **Graham Verheyden, BCIN: 35610** **Date:** 02-Dec-2021
Graham.Verheyden@ottawa.ca
Tel: 613-580-2424 Ext. 15590



OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

BUILDING PERMIT INFORMATION

Address: 6588 Carriere St Unit(s):

Owner: Conseils Des Ecoles Catholique Du Centre Est

Tenant:

Building Permit No.: 2105877

Building Permit Description: Install 1 portable Classroom

PERMISSION TO OCCUPY

PERMISSION TO OCCUPY is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY



All floor areas, or



Floor areas specified below

REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.



Arrange for Final Inspection upon completion

ISSUANCE

Building Official: Matthew Larose, BCIN: 39542
Matthew.Larose@ottawa.ca
Tel: 613-580-2424 Ext. 29246
Fax: 613-580-2741

Date: 17-Sep-2021



OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

BUILDING PERMIT INFORMATION

Address: 6401 Renaud Rd Unit(s):

Owner: CECCE

Tenant:

Building Permit No.: 2106520

Building Permit Description: Install 2 Portable Classrooms

PERMISSION TO OCCUPY

PERMISSION TO OCCUPY is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY



All floor areas, or



Floor areas specified below

REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.



Arrange for Final Inspection upon completion

ISSUANCE

Building Official: Matthew Larose, BCIN: 39542
Matthew.Larose@ottawa.ca
Tel: 613-580-2424 Ext. 29246
Fax: 613-580-2741

Date: 08-Nov-2021



OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

BUILDING PERMIT INFORMATION

Address: 665 Promenade Des Aubepines **Unit(s):** _____

Owner: Conseils Des Ecoles Catholique Du Centre Est

Tenant: _____

Building Permit No.: 2105877

Building Permit Description: Install 1 portable Classroom

PERMISSION TO OCCUPY

PERMISSION TO OCCUPY is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY



All floor areas, or



Floor areas specified below

REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.



Arrange for Final Inspection upon completion

ISSUANCE

Building Official: Matthew Larose, BCIN: 39542
Matthew.Larose@ottawa.ca
Tel: 613-580-2424 Ext. 29246
Fax: 613-580-2741

Date: 07-Sep-2021