

May 10, 2022

Joshua Hanek, Senior Project Manager
United Building Restoration Ltd.
1935 Silicone Drive, East Entrance
Pickering, Ontario, L1W 3V7

Dear Mr. Hanek,

RE: John Street Parking Garage - 2022 Rehabilitation Project
28 John Street West, Waterloo ON
Contract Close-Out

RJC No. TOR.121292.0007

All parties (Sun Life Financial Assurance Company of Canada c/o Bentall Property Services (Ontario) Ltd., Read Jones Christoffersen Ltd., and United Building Restoration Ltd.) have agreed that the work associated with the John Street Parking Garage - 2022 Rehabilitation Project at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance 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 documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- All other Contractual Obligations

In addition to these items, you are also required to supply all guarantees, warranties, inspection certificates, and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the specification, specifically:

- Section 01 78 36 – Warranties and Bonds
- Section 07 92 10 – Sealants and Caulking

Please note that the Sealants and Caulking Warranty is to be a joint warranty by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. The warranty periods are clearly outlined in Specification Section 01 78 36 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

Contractor is required to submit project record drawings for the work performed as part of the Contract. If a clean set of drawings is required for record drawing purposes please let RJC know.



The holdback will become payable (60) days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication and all warranties with your holdback invoice. It is expected that all deficiencies will be addressed and the required project record drawings will be provided prior to the holdback invoice becoming due.

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.

Prepared by:

A handwritten signature in black ink that reads 'Jordan Ladd'.

Jordan Ladd, B.Eng., EIT
Engineering Intern
Building Science and Restoration

Reviewed by:

A handwritten signature in blue ink that reads 'R. Dougherty'.

Ryan Dougherty, B.A.Sc., P.Eng.
Project Engineer
Building Science and Restoration

Encl. Certificate of Substantial Performance

Construction Act

R.S.O. 1990, Chapter C.30
Last Amendment: 2018, C.17, Sched. 8, S.1-20

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

**SUN LIFE FINANCIAL ASSURANCE COMPANY OF CANADA C/O BENTALL
PROPERTY SERVICES (ONTARIO) LTD.**


**JOHN STREET PARKING GARAGE
28 JOHN STREET WEST
WATERLOO, ONTARIO**

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

JOHN STREET PARKING GARAGE – 2022 REHABILITATION PROJECT

to the above premises was substantially performed on **May 6, 2022**

Date certificate signed: **May 10, 2022**

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(Payment Certifier)

Name of Owner: **SUN LIFE FINANCIAL ASSURANCE COMPANY OF
CANADA C/O BENTALL PROPERTY SERVICES
(ONTARIO) LTD.**

Address of Service: **227 King Street South
Waterloo, Ontario, N2J 4C5**

Name of Contractor: **UNITED BUILDING RESTORATION LTD.**

Address for Service: **1935 Silicone Drive, East Entrance
Pickering, Ontario, L1W 3V7**

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

Address: **22 Frederick Street, Suite 1014
Kitchener, Ontario, N2H 6M6**

A. Identification of premises for preservation of liens:

**John Street Parking Garage
28 John Street West, Waterloo, Ontario**