

October 05, 2022

Roman Braverman
United Building Restoration Ltd.
1935 Silicone Drive
Pickering, ON L1W 3V7

Dear Mr. Braverman

**RE: 5734 Yonge Street – Podium Deck and Parking Garage Repairs
Contract Close-Out**

RJC No. TOR.131186.002

All parties (Cope Group Inc., Read Jones Christoffersen Ltd., and United Building Restoration Ltd.) have agreed that the work associated with the Podium Deck and Parking Garage Repairs 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, maintenance manuals 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 14 13 – Hot Rubberized Waterproofing
- Section 07 92 10 – Sealants and Caulking
- Section 07 92 20 – Urethane Injected Crack Repairs
- Section 07 95 00 – Expansion Joint Gland Seals

Please note that the Hot Rubberized Waterproofing, and Expansion Joint Seal Warranties are to be joint warranties 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.

United Building Restoration is required to submit maintenance manuals and 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.



A final walk-through inspection was held on Tuesday September 20th, 2022 in which all parties attended. During the final walk-through, any deficiencies were noted and sent to the Contractor. A deficiency review was completed on Tuesday, October 4th in which all deficiencies were noted to be resolved.

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 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.

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.

Reviewed by:

A handwritten signature in black ink that reads 'Erin Holwell'.

Erin Holwell, P. Eng.
Restoration Engineer
Building Science and Restoration

A handwritten signature in black ink that appears to read 'James Cooper'.

James Cooper, P. Eng., LEED AP
Principal
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**

CITY OF TORONTO

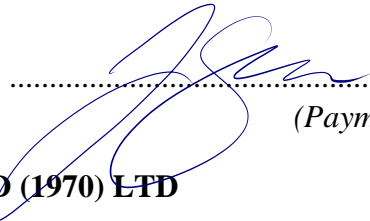
**5734 YONGE STREET
TORONTO, ONTARIO**

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

PODIUM DECK AND PARKING GARAGE REPAIRS

to the above premises was substantially performed on **OCTOBER 4, 2022**

Date certificate signed: **OCTOBER 5, 2022**


.....
(Payment Certifier)

Name of Owner: **337078 ONTARIO LTD (1970) LTD**

Address of Service: **5734 Yonge Street
Toronto, Ontario M2M 3T3**

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

Address for Service: **1935 Silicone Drive, Unit 1B
Pickering, Ontario L1W 3V7**

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

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

A. Identification of premises for preservation of liens:

**5734 Yonge St.
Toronto, ON M2M 3T3**