

January 10, 2023

Derek Wansbrough, Estimator
Semple Gooder Roofing Corporation
1365 Martin Grove Road
Toronto, ON, M9W 4X7

Dear Mr. Wansbrough,

RE: 2022 Roof P Replacement - 5650-5700 Yonge Street, Toronto
Contract Close-Out

RJC No. TOR.125983.0010

All parties (Manulife Investment Management, Read Jones Christoffersen Ltd., and Semple Gooder Roofing Corporation) have agreed that the work associated with the 2022 Roof P Replacement 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
 - General: two (2) year warranty for all work of the Contract
- Section 07 52 16 – MBM Roofing & Waterproofing
 - 20 year manufacturer labour and material warranty
- Section 01 78 39 – Project Record Drawings

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 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 will be scheduled by Read Jones Christoffersen Ltd. During the final walk-through, any deficiencies will be noted.

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 all required close-out documents 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.

A handwritten signature in black ink, appearing to read 'TA', is located below the name Thamer Qusus.

Thamer Qusus, BEng
Engineering Intern
Building Science and Restoration

Reviewed by:

A handwritten signature in black ink, appearing to read 'J.D. Rowe', is located below the name Duncan Rowe.

Duncan Rowe, BASc P.Eng., LEED® AP, BECxp, CPHC
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

**5650/5700 YONGE STREET
TORONTO, ONTARIO**

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

5650/5700 YONGE STREET – 2022 ROOF P REPLACEMENT

to the above premises was substantially performed on **December 8, 2022**

Date certificate signed: **January 10, 2023**



(Payment Certifier)

Name of Owner: **MANULIFE INVESTMENT MANAGEMENT**

Address of Service: **5650 Yonge Street,
Toronto, Ontario, M2M 4G3**

Name of Contractor: **SEMPLE GOODER ROOFING CORPORATION**

Address for Service: **1365 Martin Grove Road
Toronto, ON, M9W 4X7**

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:

5650/5700 Yonge Street, Ontario