



January 25, 2023

2201-6.7.1

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

Attention: MéliSSa Bernard

**Re: École élémentaire catholique Sainte-Marie Daycare and Kindergarten
EJC Project 2201; CECCE Project 2021SMR068
Substantial Performance**

Dear Madam,

Further to the application for Substantial Performance dated January 20, 2023 from 6739741 Canada Inc. - Gestion DMJ Management, enclosed please find the Certificate of Substantial Performance of the Work regarding the above-noted project.

Criteria No. 1: Financial Calculation:

Contract Amount as per Payment Certificate No. 06 was \$857,458.81, inclusive of authorized changes.

\$857,458.81 @ 3% = \$25,723.76

Financial criteria balance to achieve Substantial Performance: **\$25,723.76**

Deficiencies and incomplete work as of Payment Certificate No. 06 **\$20,455.11**

Criteria No. 2: Improvement under the contract is being used for the purposes intended:

Occupancy Permit was issued on December 22, 2022.

Therefore, both criteria have 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 March 21, 2023.

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)

2599 Innes Road, Ottawa, Ontario

(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:

Daycare and Kindergarten Renovation

(short description of the improvement)

to the above premises was substantially performed on December 31, 2022

(date substantially performed)

Date certificate signed: January 25, 2023


(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 Management

Address for service: 1283 Algoma Road, 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 Lot 14, Concession 2, Geographic Township of Gloucester, City of Ottawa
PIN: 047460640
2599 Innes Road, Ottawa, Ontario, K1B 3J8

(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)

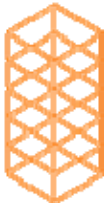
Simon Rioux

From: Derek Wong <dwong@gestiondmj.ca>
Sent: 20 janvier 2023 16:32
To: Simon Rioux
Cc: Mélissa Bernard; Alexander Hutton; Isabelle Malouin
Subject: Saint Marie Request for Substantial Completion Certificate
Attachments: 2201-Payment Certificate-06.pdf; 22-2202_Request for Substantial Completion_STM.pdf

Hi Simon,

From Payment certificate #6 issued by EJC, we have reached less than 2% of remaining work. I would like to officially request for substantial completion certificate. Feel free to get in touch if you have any questions.

Enjoy your weekend,



Derek Wong

Project Manager

819-576-3953

dwong@gestiondmj.ca

1283 Algoma Road, Unit 201, Ottawa, Ontario, K1B 3W7

57 route 105, Unité 200 Chelsea, QC, J9B 1L3

www.gestiondmj.ca

Substantial Completion Request

January 20, 2023

To the attention of :

Simon Rioux
Edward J. Cuhaci & Associates architects Inc.
Ottawa, ON

Project : CECCE Daycare & Kindergarden - École Sainte-Marie
Client reference : 2021SMR068

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
Deficiencies and final inspection	20,455.11 \$

Percentage of work remaining: <2%

Please refer to billing progress draw for further cost breakdown.

Derek Wong
Project Manager
6739741 Canada Inc. (Gestion DMJ Management)
dwong@gestiondmj.ca
(819) 576-3953



Edward J. Cuhaci and Associates Architects Inc.

Certificate for Payment 06

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

Attn: Mélissa Bernard

Date: 2023-01-19

Project: École élémentaire catholique Sainte-Marie
Daycare and Kindergarten

Project No.: 2201

This is to certify that in accordance with the Letter of Intent dated July 13, 2022, the Contractor,
6739741 Canada Inc. - Gestion DMJ Management
has completed work and delivered products to the Place of Work to the value of **\$ 837 003,70** (net of HST)
Eight Hundred Thirty Seven Thousand, Three Dollars, and Seventy Cents
to December 31, 2022
The Contractor is entitled to payment of **\$ 130 630,14**
One Hundred Thirty Thousand, Six Hundred and Thirty Dollars, and Fourteen Cents
(this includes \$ 15 028,25 Value Added Tax) for work and delivered products to the Place of Work and
holdback releases due, for the period ending **December 31, 2022** subject to the terms of the Contract and as noted below.

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.

STATEMENT OF ACCOUNT

1, Original Contract Price (excluding HST)	\$ 778 765,00
2, Authorized Changes to Date	\$ 78 693,81
3, Current Contract Price (1 + 2)	\$ 857 458,81
4, Total Certified to Date	\$ 837 003,70
5, Lien Holdback (10%)	\$ 83 700,37
6, Lien Holdback Released - Previous	\$ 0,00
7, Lien Holdback Released - Current	\$ 0,00
8, Total Holdback - Current (5 - 6 - 7)	\$ 83 700,37
9, Total Certified less Current Holdback (4 - 8)	\$ 753 303,33
10, Less Certified Previously (item 9 from previous Certificate)	\$ 637 701,44
11, Net Amount of Contract Price Payable this Certificate	\$ 115 601,89
12, Add Value-Added Tax 13%	\$ 15 028,25
13, Amount Payable this Certificate	\$ 130 630,14

14, Balance Unpaid under the Contract \$ 104 155,48

The Contractor, having examined this Statement of Account, finds it correct

and acknowledges receipt on _____ 2022

of the amount of _____ / 100 dollars

[\$ _____] signed _____
Contractor Gestion DMJ Management

Jerzy Jurewicz, OAA, AIA



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: 2599 Innes Rd **Unit(s):** _____
Owner: CECCE
Tenant: _____
Building Permit No.: 2205418
Building Permit Description: Interior Alterations

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

Occupancy granted for rooms 131-136 (included ABC) Only.

-for continuous occupancy while under construction ensure that building complies with Div C. 1.3.3.1(3)(G)&(H). (included below)
(g) measures have been taken to prevent access to parts of the building and site that are incomplete or still under construction,
(h) floors, halls, lobbies and required means of egress are kept free of loose materials and other hazards,

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 **Date:** 22-Dec-2022
Matthew.Larose@ottawa.ca
Tel: 613-580-2424 Ext. 29246
Fax: 613-580-2741