

February 23, 2023

April Hart
Jones Lang Lasalle Real Estate Services Inc.
22 Adelaide St. West, Suite 2600
Toronto, ON M5H 4E3

Dear Mrs.Hart,

RE: Rapid Housing Renovations Initiative
877 Yonge Street, Toronto, ON
Contract Close-Out

RJC No. TOR.128993.0001

All parties (City of Toronto, Read Jones Christoffersen Ltd., and Jones Lang Lasalle Real Estate Services Inc.) have agreed that the work associated with the Rapid Housing Renovations Initiative 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 06 20 00 – Finish Carpentry
- Section 07 14 13 – Hot Rubberized Waterproofing
- Section 07 18 00 – Thin Traffic Deck Coating
- Section 07 92 00 – Sealants
- Section 07 92 01 – Building Envelope Sealants
- Section 07 92 10 – Sealants and Caulking for Thin Waterproofing
- Section 08 11 13 – Metal Doors and Frames
- Section 08 14 16 – Wood Doors
- Section 08 51 13 – Aluminum Doors and Frames
- Section 10 28 13 – Washroom Accessories
- Section 23 83 13 – Electric Snow Melting Cables



Please note that the Hot Rubber Waterproofing, Thin Traffic Deck Coating, Sealants and Caulking for Thin Waterproofing, and Electric Snow Melting Cables 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.

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 has been performed by Read Jones Christoffersen Ltd. and our subconsultants. 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.

The holdback will become payable sixty (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.

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, appearing to read 'Ronnie Netopilik'.

Ronnie Netopilik, EIT
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Paul Fritze'.

Paul Fritze, P.Eng
Associate
Building Science and Restoration

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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**

THE CITY OF TORONTO

**877 YONGE STREET
TORONTO, ONTARIO**

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

RAPID HOUSING INITIATIVE RENOVATIONS

to the above premises was substantially performed on **DECEMBER 21, 2022**

Date certificate signed: **FEBRUARY 24, 2023**


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(Payment Certifier)

Name of Owner: **CITY OF TORONTO**

Address of Service: **55 John Street, Metro Hall 2nd Floor
Toronto, ON M5V 3C6**

Name of Contractor: **JONES LANG LASALLE REAL ESTATE SERVICES INC.**

Address for Service: **22 Adelaide Street West, Suite 2600
Toronto, ON M5H 4E3**

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:

**LOTS 4 AND 5, REGISTERED PLAN 235 E, PART OF LOTS 1, B, C, D, AND E AND
PART OF YORKVILLE PARK DRIVE, REGISTERED PLAN 241-Y, PIN 21110-0157
(LT), 877 YONGE STREET, CITY OF TORONTO**