



March 17, 2023

By E-mail

**Re: Adams Black Lakehouse
Letter of Substantial Performance**
LEA Project Number: 18029-79

Dear Judith and Robert:

We wish to confirm that Larocque Elder Architects, Architectes Inc. (LEA) and other consulting disciplines, have reviewed work associated with the Adams Black Lakehouse project in accordance with the requirements of Part 1, Division C, Section 1.2 Design and General Review of the Ontario Building Code. Based on consultant reviews, pursuant to the requirements of the Construction Act, R.S.O. 1990, C.30, and in accordance with the terms of your Contract with Bishops Building Services Inc., we wish to confirm that, in our professional opinion, the Work has been substantially performed.

A completed Form 6 Certificate of Substantial Performance is attached indicating the date of Substantial Performance as March 16, 2023.

By the issuance of this letter, we also wish to advise you of the following:

- 1) Upon returning from your time away, we recommend you contact your insurance provider to notify them that the Work has been substantially performed and to make arrangements as they recommend to transfer the general liability insurance policy from the Contractor to the Owner.
- 2) With the exception of the architectural woodwork (millwork) component of the project, the contractual warranty period for the Work will commence from the March 16, 2023, Substantial Performance date as indicated on the attached Form 6. As there remains outstanding millwork installation, finishing and deficiency corrective work, the warranty period for this portion of the project will not commence until LEA has certified the millwork as totally complete.
- 3) The Contractor remains committed to completing the remaining balance of work, as well as any deficiency corrective work as may be required, expeditiously in the interest of totally completing all Work required under the terms of the Contract.

Should you have any questions please do not hesitate to contact our office.

Sincerely,

Jean P. Larocque
Architect, OAA, OAAQ, MRAIC LEED AP BD+C

Cc: Kevin Bishop, Bishops Building Services Inc.
Sarah Corbeil, Bishops Building Services Inc.

Encl: Form 6 Certificate of Substantial Performance, as prepared by LEA.

Form 6
CERTIFICATE OF SUBSTANTIAL PERFORMANCE
OF THE CONTRACT UNDER SECTION 32 OF THE ACT

Corporation of the City of North Bay

(County/District of Regional Municipality/City or Borough of
Municipality of Metropolitan Toronto in which premises are situated)

17 Birch Street, North Bay, Ontario, P1A 1R7

(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:

Adams Black Lakehouse


(Ref: 18029)

(short description of the improvement)

To the above premises was substantially performed on March 16, 2023

(date substantially performed)

Date certificate signed: March 17, 2023


Jean Larocque
Architect OAA, OAQ, MRAIC, LEED AP BD+C
(payment certifier where there is one)

Name of owner: Ms. Judith Adams and Mr. Robert Black

Address for service: 171 Douglas Drive, Toronto, Ontario, M4W 2B6

Name of contractor: Bishop Building Services Inc.

Address for service: 50C Venture Crescent, North Bay, Ontario, P1A 0E5

Name of payment certifier: Larocque Elder Architects, Architectes Inc.

(where applicable)

Address: 188 Fifth Avenue East, North Bay, Ontario, P1B 1N6

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens (private owner):

17 Birch Street, North Bay, Ontario, P1A 1R7

Lots 23 and 24, Registered Plan M-206, PIN 49178-0050 (LT) and PIN 49178-0051 (LT); North Bay; District of Nipissing

(where liens attach to premises, reference to lot and plan or instrument registration number)
R.R.O. 1990, Reg. 175, Form 6.

B. Office to which claim for lien and affidavit must be given to preserve lien (public owner):

(where liens do not attach to premises)
R.R.O. 1990, Reg. 175, Form 6.