

March 27, 2023

Xcel Construction Limited
255 Carrier Drive, 2nd Floor
Toronto, ON
M9W 5Y8

Attn: Mr. Dave Pusateri, President

Email: dave@xcelconstruction.ca

Re: Symphony Place, 71 Simcoe Street, Toronto – 4th Floor Renovations
Certificate of Substantial Performance

Sense Project No. 20tR031D

Dear Dave,

Please find enclosed a copy of the Certificate of Substantial Performance for this project.

Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration; and
- Request for Release of Holdback

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated March 2, 2022 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on March 22, 2023, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose Intended; and
2. The Contract is deemed complete. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$4,400, which is less than the \$5,000 maximum limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. The extended warranties are summarized below. All other components of the work have a 2 year warranty.

Section Number	Building Material	Warranty Period
Section 06 40 00	Architectural Woodwork	10 Year Manufacturer Warranty
Section 07 92 00	Joint Sealants	2 Years
Section 08 44 13	Glazed Aluminium Framing Systems	2 Years
Section 08 71 00	Door Hardware Locks, latches and cylinders Closers Hinges Panics	2 Years 10 Years Lifetime Warranty 3 Years
Section 08 80 50	Glazing Sealed Glass Units Mirrors	10 Years 10 Years
Section 08 87 00	Glazed Films	2 Years
Section 09 30 13	Tiling	2 Years
Section 09 65 16	Resilient Flooring	10 Years
Section 09 68 00	Carpeting	10 Year Manufacturer's Warranty
Section 09 72 16	Vinyl Coated Wall Coverings	2 Years
Section 09 84 10	Acoustical Treatment	2 Years
Section 09 91 00	Painting	2 Years
Section 12 21 16	Roller Shades	10 Year Manufacturer's Warranty
Section 12 22 00	Curtains and Drapes	10 Year Manufacturer's Warranty
Section 12 35 00	Residential Casework	10 Year Manufacturer's Warranty

Should you have any questions, please do not hesitate to contact us.

Yours Truly,
Sense Engineering Ltd.



Dan Hayes, EIT, B.ASc.
Project Manager (613) 893-2664



Bill Sullivan, P.Eng.
Project Principal (905) 490-8036

cc: Abul Huq, Crossbridge Condominium Services

Email: abul.huq@crossbridgecs.com

Attachments:

1. Certificate of Substantial Performance



FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF
THE CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

Toronto

(County/District/Regional Municipality/Town/City in which premises are situated)

71 Simcoe Street

(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:

4th Floor Interior Renovations

(short description of the improvement)

to the above premises was substantially performed on March 22, 2023
(date substantially performed)

Date certificate signed: March 27, 2023



(payment certifier where there is one - signature required)

(owner and contractor, where there is no payment certifier -
signatures required)

Name of owner: MTCC No. 945 c/o Crossbridge Condominium Services

Address for Service: 71 Simcoe Street, Toronto, ON, M2H 3R1

Name of Contractor: Xcel Construction Limited

Address for Service: 255 Carrier Drive, 2nd Floor, Toronto, ON, M9W 5Y8

Name of payment certifier (where applicable): Sense Engineering Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON, L6E 1M4

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Lot 11 PT 2, 3, 4, 5, 7, 8, 10 PLAN 66R-15944

(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, the name and address of the person or body to whom the claim for lien must be given)