



December 22, 2022

Xcel Construction Limited
255 Carrier Dr, 2nd Floor
Etobicoke, ON M9W 5Y8

Attention: Nick Bressi, Vice President

Dear Nick:

**Subject: 168 Simcoe Street, Toronto
2022 Garage Repairs – Certificate of Substantial Performance**

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:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Statement of Warranty Form
 - Elastomeric Vehicular Traffic
 - Electric Snow Melting System
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
 - general contractor
 - sub-contractors
 - material manufacturers
 - material suppliers

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

In accordance with the Contract dated July 11, 2022 between the Contractor and the Owner, the Consultant on behalf of the Owner, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$6,042.50, which is less than the \$18,049.65 maximum limit required by the Construction Lien 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 warranty period for this work is 2 years, except for Elastomeric Vehicular Traffic coating system and the Radiant electric heating cables which are 5 Years.

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25 York Street
Toronto, ON, Canada M5J 2V5

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wsp.com



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

Sincerely,

Noel Kristen Cochon, M.BSc., EIT
Building Science Consultant

Jillian Wilson, P.Eng.
Project Manager
On Behalf of Sam Champagne, BSc. Eng, EIT

Sam Schiafone, P. Eng.
Project Director
On Behalf of Edgar Vargas, P.Eng

Encl. Certificate of Substantial Performance

Dist: Nick Bressi nick@xcelconstruction.ca
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Helen Da Ponte, mtcc1289@rogers.com

WSP Ref.: 221-02324-01

