

July 24, 2023

Peter Cochrane, Senior Project Manager
Joe Pace & Sons Contracting
100 Wildcat Road,
Toronto, Ontario, M3J 2V4

Dear Mr. Cochrane

RE: FCCC Dorm D, E and F Building Envelope Repairs - 8970 McLaughlin RJC No. TOR.127622.0002
Road City, Brampton
Contract Close-Out

All parties (City of Brampton, Read Jones Christoffersen Ltd., and Joe Pace & Sons Contracting.) have agreed that the work associated with the Building Envelope Repairs 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 04 01 20 – Brick Masonry Restoration
- Section 07 92 00 – Building Envelope Sealants

Please note that the Sealant Warranty is to be a joint warranty by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. All warranty periods shown in this section are applicable and remain unchanged.

Contractor is required to submit 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 scheduled by Read Jones Christoffersen Ltd on Wednesday, July 26, 2023 at 2:00 PM. During the final walk-through, any deficiencies will be noted.



The holdback will become payable **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. It is expected that all deficiencies will be addressed and the project record drawings will be provided prior to the holdback invoice becoming due.

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 be 'TQ'.

Thamer Qusus, B.Eng.
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink, appearing to be 'JKhasakia'.

Jay Khasakia, B.A.Sc., P.Eng.
Project Engineer
Building Science and Restoration

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**

CITY OF BRAMPTON

**8930, 8950, 8970 MCLAUGHLIN RD S
BRAMTON, ONTARIO**

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

BUILDING ENVELOPE REPAIRS

to the above premises was substantially performed on **July 21, 2023**

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

J. Khasaleh

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(Payment Certifier)

Name of Owner: **THE CORPORATION OF THE CITY OF BRAMPTON**
Address of Service: **2 Wellington Street West City Hall – West Tower 8th Floor
Brampton, Ontario, L6Y 4R2**
Name of Contractor: **JOE PACE & SONS CONTRACTING LTD.**
Address for Service: **100 Wildcat Road
Toronto, Ontario, M3J 2V4**
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:

8930, 8950, 8970 MCLAUGHLIN RD S, BRAMTON, ONTARIO