

Architecture Counsel

Substantial Performance

Project: SA Hubs – George Brown College – St James & Casa Loma
Building Permit No.: 21 2244144 BLD 00 BA **Date:** July 28, 2023 **ACi Project No:** 21118

Contractor:

Matthew Marin, Project Manager

REA Construction

70 Deerhide Crescent, North York, ON M9M 2Y6

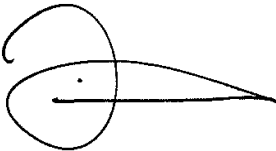
Dear Mr. Marin:

Based on the prepared design/construction documents, amending documents, formal submittals, shop drawings reviews, and periodic field reviews, Architecture Counsel Inc. hereby acknowledges that Substantial Performance of the contract for 'SA Hubs' at St James – 200 King St East and Casa Loma – 142 Kendal Av has been demonstrated.

The following documentation is appended to this Substantial Performance letter:

- Form 9
- Architects Deficiency list

Yours Truly,

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a horizontal line extending to the right.

Oliver Beck, Principle. OAA
Architecture Counsel Inc.

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)

200 King Street East and 142 Kendal Avenue

(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:

Student Association Hubs

(short description of the improvement)

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

(date substantially performed)

Date certificate signed: **July 28, 2023**

Ratterson

(payment certifier where there is one)

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

Name of owner: **Student Association of George Brown College**

Address for service: **Casa Loma Campus, Room E100, 142 Kendal Avenue, Toronto, ON M5R 1M3**

Name of contractor: **REA Construction**

Address for service: **70 Deerhide Cresnet, North York, ON M9M 2Y6**

Name of payment certifier (where applicable): **Architecture Council Inc.**

Address: **75 Berkeley Street, Toronto, ON**

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

Student Association of George Brown College, 142 Kendal Avenue, Toronto, ON M5R 1M3

(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)

Rachael Patterson

From: Rachael Patterson
Sent: July 26, 2023 7:38 PM
To: Matthew Marin; Mark Moton
Cc: Alaitz Telleria; Wafa Ulliyan; Jason Beeston
Subject: GBC - SA Hubs - Outstanding Deficiencies
Attachments: IMG_5410.JPEG; IMG_5428.JPEG; IMG_5427.JPEG; IMG_5424.JPEG; IMG_5423.JPEG; IMG_5432.JPEG; IMG_5441.JPEG; IMG_5445.JPEG; IMG_5435.JPEG

Hi Matt

As discussed, there are a couple of items which were observed on both sites today.

Casa Loma

1. Screen in entrance area to be installed
2. PL1 cove light fixtures to be installed
3. The finish on the MET-3 panel in the Entrance for the display is uneven. Colour should match the walls; it currently looks grey. Also is it possible to provide screw caps to match where they will not be hidden by the display?
4. On one of the slot diffusers in the meeting room, it looks like the cover is missing? There is also some wiring popping through
5. Also, in the meeting room the opening in the ceiling for the conduit to the ADO needs to be cleaned up

St. James

1. Is there a way to improve the wall to floor connection where the bench was removed?
2. The exposed sections of the ceiling in the entrance area are to be painted black as per RFI-027
3. In some of the openings for the lighting fixtures in the GWB ceiling there is plywood visible. Please confirm how REA plans to finish this?
4. In Office 104 there is an additional door, ACi were not aware of this, however, the beading around the glazing should be replaced to match the other doors.

I have attached photographs for all the above. Let me know if you would like to jump on a call to discuss.

Thanks

Rachael

Rachael Patterson
Associate, Design, ARB, MArch
T 416-603-1515
www.architecturecounsel.com

**Architecture
Counsel**

75 BERKELEY ST
TORONTO ON
M5A 2W5

Vacation Alert: I will be on Vacation from July 29 through to August 12