

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

Construction Act

City of Toronto

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

124 Northcliffe Boulevard, Toronto, ON, M6E 3K4

(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:

St. Clare Catholic School - Washroom Upgrades

(short description of the improvement)

to the above premises was substantially performed on October 16, 2023

(date substantially performed)

Date certificate signed: October 17, 2023



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

Name of owner: Toronto Catholic District School Board

Address for service: 80 Sheppard Avenue East, Toronto, M2N 6E8

Name of contractor: Baycrest Project and Construction Management

Address for service: 23 Railside Road, Unit #5 & #6, Toronto, ON, M3A 1B2

Name of payment certifier (where applicable): Harrison Duong Architects Incorporated

Address: 58 Sandford Avenue, Toronto, ON, M4L 2E7

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:
124 Northcliffe Boulevard, Toronto, ON, M6E 3K4 - see legal description at bottom of page

**(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)

St Clare CES, 124 Northcliffe Blvd., Toronto M6E 3K4

PIN: 10475-0894 (LT) - PART OF LOTS 9, 10, 11, 12, 33, 34 AND 35 AND ALL OF LOTS 40, 41 AND 42, PLN 1458, ALL OF LOTS 33, 34, 35, 36 AND 37, PLN 1583, PART OF LOT 35 AND ALL OF LOT 36, PLN 1601, ALL OF LOTS 23, 24, 25, 26, 27, 28, 31, 32, 33 AND 34, PLN 1614, TOWNSHIP OF YORK (WYCHWOOD, BRAKENDALE AND DOVERCOURT), DESIGNATED AS PART 1 ON PLN 66R-25399.; CITY OF TORONTO

Application for Certification of Substantial Performance

Date: 16-Oct-23

To: Harrison Duong Architects Inc.

Regarding: T-089-23 - St Clare Catholic School Washroom Rehabilitation

We the undersigned state that the Contract Dated June 27, 2023
Between ourselves and the Owner Toronto Catholic District School Board is Ready for
Takeover and the performance of the balance of the contract is in progress. The total performance is
scheduled for November 10th, 2023

We further state that the amount of holdback monies due for the release and payment following the
issuance of the Certificate of Substantial Performance is;

Not Applicable at this time and / 100 Dollars
(\$0.00)

We further state that the Status of the Contract is as follows:

- | | | |
|----|---|--------------------|
| 1. | Original Contract Amount | \$503,360.00 |
| 2. | Changes to Date: <u>(Pending Approvals)</u> | |
| | Extras | \$0.00 |
| | Credits | \$0.00 |
| | Net Amount of Changes | \$0.00 |
| 3. | Current Contract Amount | \$503,360.00 |
| 4. | Less value of incomplete work beyond the Contractor's control (see
attached Appendix A for list of items with costs and dates of completion) | \$600.00 |
| | Total Contract Value for the purposes of the Construction Lien Act | \$502,760.00 |
| 5. | The requirements for substantial performance as per the Construction Lien Act: | |
| 6. | 3% of the first \$500,000.00 | \$15,000.00 |
| | 2% of the next \$500,000.00 | \$55.20 |
| | 1% of the balance | \$0.00 |
| | TOTAL | \$15,055.20 |
| 7. | The estimated value of incomplete work including deficiencies but not including items in 4 above
(see attached Appendix B for list of items with amounts and dates of completion) | |
| | TOTAL | \$6,200.00 |
| 8. | We are currently assembling the documents on the list below and will furnish these items to the
payment certifier on receipt of the Architects Certificate of Substantial Performance. | |

- Completed Closeout Submission

Cheers,

Daniel San Juan



Appendix A: Incomplete work beyond the contractors control

Project: TCDSB - St. Clare CS

16-Oct-23

Address: 124 Northcliffe Blvd. York, ON.

Floor/ Area: All

Date Issued: 16-Oct

Item #	Area/Room #	Description	Trade/Contractor	Anticipated Completion Date	Value
1	All	Misc. Hardware - Waiting on Order	Baycrest	10-Nov-23	\$600.00
				Total	\$600.00

PUNCH LIST

Floor/ Area: MISC.

Project: TCDSB - St Clare CS

Address: 124 Northcliffe Blvd. York, ON.

Date of Inspection: Sept 7/23

Date Issued: Sept 12/23

Date Revised: Oct 16/23

Date of Total Performance:

Date Complete (Actual):

Revision 2

Item #	Area/Room #	Description	Trade/Contractor	Completion Date	Reviewed by (initial)	\$ Value
1	114	Thermostat	MEP	20-Oct		200
2		Tile Work	Baycrest	27-Oct		500
3	117C	Replace Mop Sink	MEP	20-Oct		1000
4	116	Tile Work	MEP	27-Oct		500
5	105	Replace Mop Sink	MEP	20-Oct		1000
6	318	Replace Mop Sink	Baycrest	20-Oct		1000
7	306	Thermostat	MEP	20-Oct		500
8	405	Thermostat	Baycrest	20-Oct		500
9	Misc.	Patch Work for Plumbing Openings/Leaks	Baycrest	27-Oct		1000
					Total	6,200.00

Harrison Duong Architects Incorporated
58 Sandford Avenue
Toronto, Ontario M4L 2E7
T: 416-317-8743
e-mail: janet@harrisonduong.ca

DEFICIENCY REPORT

Name of Project:
Washroom Upgrades
St. Clare C.S.

Project No.: 22-010 – St. Clare Washrooms

Permit No.: N/A

Location:
124 Northcliffe Blvd, York, ON M6E 3K4

Report No: 1

Date/time of review: Sept 22, 2023; 10:00 am

Contractor:
Baycrest Project & Construction Management


Report by: Janet Harrison, OAA

DISTRIBUTION:

Angelo Ruscetta – Toronto Catholic District School Board
Domenic Manno – Toronto Catholic District School Board
Daniel San Juan – Baycrest
Allan Miller – Jain Sustainability Consultants Inc.
Tony Morelli – Jain Sustainability Consultants Inc.



Contractor to provide photos of completed deficiency work. Deficiencies to the contract work include, but are not limited to the following items:

Item	Description	Completed
General	Refer to Mechanical and Electrical Deficiency reports when provided.	
	Remove materials and tools from school.	On-going
	Do a general clean up in washrooms (still some dust on walls and floor).	On-going
	Review all new toilets, sinks and urinals and adjust as required to ensure proper water flow.	On-going
	Review all new toilets, sinks and urinals for any loose parts and adjust accordingly.	On-going
	Various terrazzo repair areas appear rough (Especially in corners, under radiators or behind toilets). Contractor to review all areas and rectify.	
	Provide wall stops for toilet partitions (see photo below) – install on side panel of stall, aligned with door opening hardware.	On Order
		

General	Provide door signage for all washroom doors - 8"x8" plastic signage fastened to wall with adhesive; for student washrooms - male/female symbol with braille below; by Signorama.	Completed
	Clean grout lines in washrooms – many have been coated in red film/dust.	On-going
Close Outs	Provide warranties and maintenance manuals per Specifications.	Collecting
	Provide red-line as-built drawings.	Collecting
	Provide Fire Alarm Verification Report, ESA Report and Air Balancing Report.	Collecting
Janitor 105	Install new slop sink.	On-going
Washroom 114	Install porcelain tile on curb.	
	Reinstall BAS control on south wall.	Waiting for AEA
	Door to be replaced, frame modified and painted.	Completed
	Provide signage for new door (see specifications for size, etc).	Completed
	Install clean-outs for urinals.	Completed
	Urinal flush valves are not at same height – to be fixed.	Completed
	Clean and repaint t-bar.	Completed
	Wall tile not installed at corner.	
Washroom 115	Patch and repair ceiling where existing light fixtures removed. Repaint.	Completed
Washroom 116	Install porcelain tile on curb.	
	Reinstall BAS control on south wall.	Waiting for AEA
	Door to be replaced, frame modified and painted.	Completed
	Provide signage for new door (see specifications for size, etc).	Completed
	Clean and repaint t-bar.	Completed
	Wall tile not installed at wall bump out.	Completed
	Wall tile missing behind Bradley sink.	
	Toilet partition missing for 3 rd stall.	Completed
	Patch and repair base of wall bump out along west wall.	Completed
Washroom 117A	Sand and refinish door (reinstall signage).	Completed
	Install new grille for exhaust vent.	Completed
Janitor 117C	Install new slop sink.	On-going
	Install new light fixture.	
Janitor 206	Install new slop sink.	On-going
Washroom 210	Clean and repaint t-bar.	Completed
	Sand and refinish door (reinstall signage).	Completed
	Install new grille for exhaust vent.	Completed
Washroom 212	Sand and refinish door (reinstall signage).	Completed
	Install new grille for exhaust vent.	Completed
	All t-bar scheduled to be new -replace perimeter t-bar that is existing.	Completed
Washroom 214B	Sand and refinish door (reinstall signage).	Completed
	Install new grille for exhaust vent.	Completed
	Provide wider threshold due to sliver of missing VCT at door opening.	Completed
Washroom 215A	Sand and refinish door (reinstall signage).	Completed
	Install new grille for exhaust vent.	Completed
	Provide new VCT where removed at door threshold.	Completed

Washroom 215A	Clean up construction debris.	Completed
	Finish gwb patch under sink.	Completed
	Complete painting in room.	Completed
Janitor 218	Install new slop sink.	Completed
Girls Washroom 306	Complete HVAC installation and install ceiling grilles.	Completed
	Reinstall BAS control on south wall.	Waiting for AEA
	Door to be replaced, frame modified and painted.	Completed
	Provide signage for new door (see specifications for size, etc).	Completed
	Wall tile not installed at wall bump out.	Completed
Janitor 307	Install new slop sink.	Completed
Washroom 309	Sand and refinish door (reinstall signage). Paint frame.	Completed
	Install new grille for exhaust vent.	Completed
	Install new floor stop behind door.	
Washroom 317A	Sand and refinish door (reinstall signage). Paint frame.	Completed
	Install new grille for exhaust vent.	Completed
	Install new floor stop behind door.	
	Provide new VCT where removed at door threshold.	Completed
	Water is slow to turn hot. Contractor to review and adjust.	Adjusted
Janitor 318	Install new slop sink.	On-going
Boys Washroom 405	Reinstall BAS control on south wall.	Waiting for AEA
	Door to be replaced, frame modified and painted.	Completed
	Provide signage for new door (see specifications for size, etc).	Completed
	Wall tile not installed at wall bump out.	Completed
	Install clean-out covers for urinals.	Completed
	Complete HVAC installation and install ceiling grilles.	Completed
Janitor 406	Complete installation of new slop sink.	Completed
	Fill holes in the wall.	Completed
Washroom 408	Sand and refinish door (reinstall signage). Paint frame.	Completed
	Install new grille for exhaust vent.	Completed
	Install new floor stop behind door.	
Girls Washroom 416A	Provide new signage for washroom door.	Completed
	Install new grille for exhaust vent.	Completed
	Install new floor stop behind door.	
Janitor 417	Complete installation of new slop sink.	Completed