

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

*Construction Act*

**Toronto, Ontario**

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

**298 Lonsdale Road, Toronto, Ontario, M4V 1X2**

(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:

**The Bishop Strachan School -Contract for Construction**

(short description of the improvement)

to the above premises was substantially performed on **October 6, 2023**

(date substantially performed)

Date certificate signed: **October 17, 2023**

(payment certifier where there is one)

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

Name of owner: **The Bishop Strachan School**

Address for service: **298 Lonsdale Road, Toronto, ON M4V 1X2**

Name of contractor: **Prodigy Construction Inc.**

Address for service: **144 Bloor Street West, Suite 600. Toronto, ON M5S 1M4**

Name of payment certifier (where applicable): **Annum Architects**

**40 Broad Street, Suite 102**

Address: **Boston, MA 02109**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**298 Lonsdale Road, Toronto On M4V 1X2**

(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)



# AIA® Document G704™ – 2017

## Certificate of Substantial Completion

**PROJECT: (name and address)**

BSS Studio Commons  
298 Lonsdale Road  
Toronto, ON M4V 1X2  
Canada

**CONTRACT INFORMATION:**

Contract For: Construction  
CCDC-5B  
Date: June 13, 2023

**CERTIFICATE INFORMATION:**

Certificate Number: A00001RBBW  
Date: Aug 23 - Nov 23.

**OWNER: (name and address)**

The Bishop Strachan School  
298 Lonsdale Road, Toronto  
ON M4V 1X2, Canada

**ARCHITECT: (name and address)**

Annum Architects  
40 Broad Street  
Boston, MA 02109

**CONTRACTOR: (name and address)**

Prodigy Group  
144 Bloor Street West, Suite 600  
Toronto, ON M5S 1M4

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Studio Commons and Boarding Areas

Annum Architects

ARCHITECT (Firm Name)

SIGNATURE

Jason Bowers  
Principal Associate

PRINTED NAME AND TITLE

October 6, 2023

DATE OF SUBSTANTIAL COMPLETION

**WARRANTIES**

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

Fire-rated window warranty to commence later than date of Substantial Completion (once installed).

**WORK TO BE COMPLETED OR CORRECTED**

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

Refer to Attachment A - Work to be Completed

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within sixty (60) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected:

Value of Work Remaining including Deficiencies: \$35,350.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Prodigy Construction Inc.

CONTRACTOR (Firm Name)

SIGNATURE

Colin MacNicol  
Sr. Project Manager

PRINTED NAME AND TITLE

DATE

October 16, 23

The Bishop Strahan School

OWNER (Firm Name)

SIGNATURE

Tom Hudson, CFO

PRINTED NAME AND TITLE

DATE

October 17, 2023

## 3-2-1 SUBSTANTIAL PERFORMANCE CALCULATION

**PROJECT NAME |** BSS Studio Commons

**DATE |** 2023-10-06



### REQUIREMENTS FOR USE OF DOCUMENT

(i) The Contract is substantially performed, and  
(ii) The phase of the performance of the balance of the Contract is in process and completion is scheduled for **\*Date\***.  
Where the balance of the Contract, or a part or parts thereof, cannot be performed forthwith, but must be deferred for reasons beyond the control of the Contractor, the Contractor's statement shall contain a completion date for each phase of the balance of the Contract.

### EVALUATION OF NET CONTRACT PRICE TO DETERMINE SUBSTANTIAL PERFORMANCE

|   |                       |
|---|-----------------------|
| Contract Price                                      | \$1,218,716.70        |
| Approved Changes to Date                            | \$63,833.70           |
| Deferred Work & Remaining Cash Allowance value      |                       |
| <b>Revised Total Contract Price to determine SP</b> | <b>\$1,282,550.40</b> |

**A Value of Work Remaining including Deficiencies** \$35,350.00

### LIEN ACT CALCULATION TO DETERMINE SUBSTANTIAL COMPLETION

|  |                |                    |
|--|----------------|--------------------|
| 3% of Contract Price up to \$1,000,000           | \$1,000,000.00 | \$30,000.00        |
| 2% of Contract Price within the next \$1,000,000 | \$1,000,000.00 | \$5,651.01         |
| 1% of Remaining Balance                          | \$0.00         | \$0.00             |
| <b>B Total</b>                                   |                | <b>\$35,651.01</b> |

### VALUE OF WORK REMAINING NOT TO EXCEED LIEN ACT CALCULATION

if A - B = **NEGATIVE** value Substantial Performance achieved

if A - B = **POSITIVE** value Substantial Performance **NOT** achieved




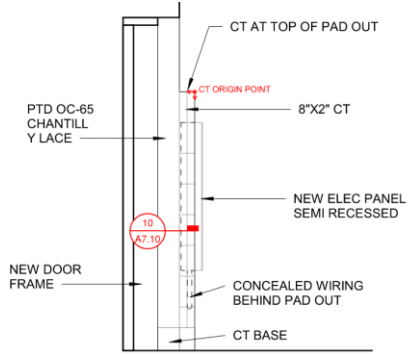
| A - B       |             | Substantial Performance ( - or + value) |
|-------------|-------------|---|
| \$35,350.00 | \$35,651.01 | <b>-\$301.01</b>                        |

## ATTACHMENT A - WORK TO BE COMPLETED




**Observation Date:** October 4, 2023




**Project Name:** BSS Studio Commons




**Report by:** Marta Salvat, 10/5/2023



| STUDIO COMMONS |   |  |
|----------------|---|--|
| 1              |    | Grille to be properly attached.<br>Top of grille to be flush with finish face of QSS.  |
| 2              |   | Vents for AV cabinet are still missing.<br>Provide per approved millwork shop drawings.  |
| 3              |  | Paint drywall at door opening white per bulletin 4. Add wall base per bulletin 4.<br> |



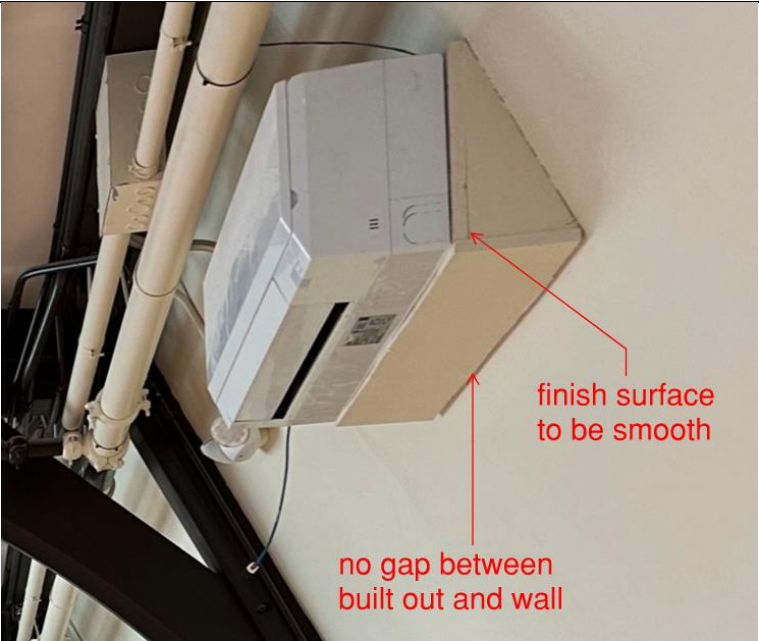


|   |   |   |
|---|---|---|
| 4 |    | <p>Wood strip on top of bracket to be cut aligned with bracket flange.</p> <p>Paint conduit under counter to match wall color.</p>                            |
| 5 |   | <p>Provide interior adjustable shelving per approved millwork shop drawings.</p> <p>Confirm cavity inside the cabinet is big enough to open access panel.</p> |
| 6 |  | <p>Fix all deficiencies at ACP panels</p>   |

|   |   |  |
|---|---|--|
| 7 |    | Install and finalize wood trim at shade cables as per on site discussion.                                  |
| 8 |   | Replace temporary product and install specified glass marker board as agreed during previous OAC meetings. |
| 9 |  | Confirm all edges of Zintra panels are properly glued to wall to avoid visible seams.                      |




|    |   |  |
|----|---|--|
| 10 |    | Paint all boxes and exposed conduit at Studio Commons as discussed on site.      |
| 11 |   | Provide wood trim at outside corner of Zintra panels per construction documents. |
| 12 |  | Paint conduit to match wall color.   |



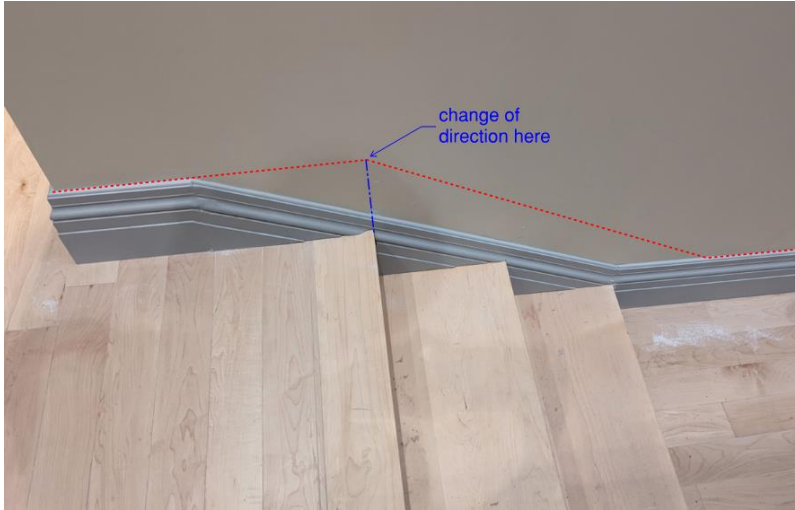
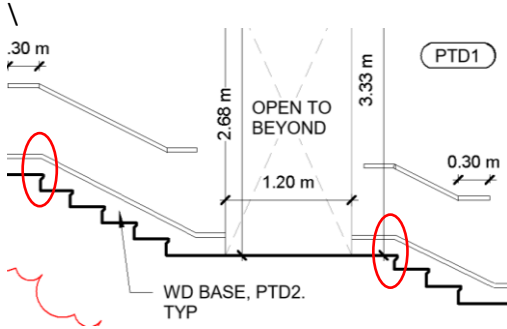
|    |   |  |
|----|---|--|
| 13 |   | <p>Provide ADO touchless switch at interior side of door 300 into the Studio Commons.</p> <p>Paint conduit on Zintra panel as directed on email sent on October 5.</p> |
| 14 |  | <p>Re-connect linear fixture cabling.</p>  |



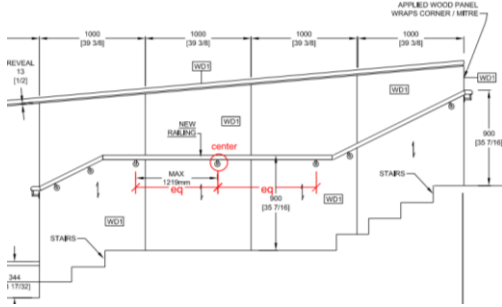

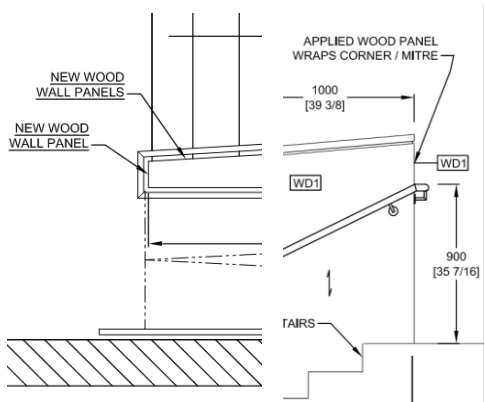
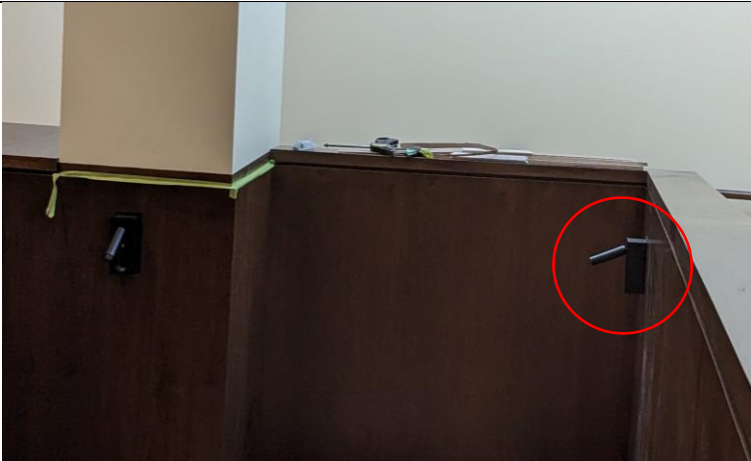

|            |   |  |
|------------|---|--|
| 15         |    | <p>AC-1 and AC-2 built outs finish surface to be smooth and properly finished.<br/>No gap between built out and existing wall.</p> |
| TOWER ROOM |   |  |
| 16         |   | <p>Paint to match wall color or provide new enclosure for mech piping.</p>   |
| 17         |  | <p>Repair and repaint wall corner, typical.</p>  |



|    |  |   |
|----|--|---|
| 18 |   | Complete door hardware installation, typical.                           |
| 19 |  | Fix all deficiencies on millwork cabinets. Wood has a lot of scratches. |




|    |   |   |
|----|---|---|
| 20 |   | <p>Doors at millwork cabinets to be adjusted.<br/>Spacing between doors to be consistent.</p> |
| 21 |  | <p>Provide cover to conceal conduit at interior of cabinets</p>                               |
| 22 |  | <p>Paint junction box to match wall color</p>   |


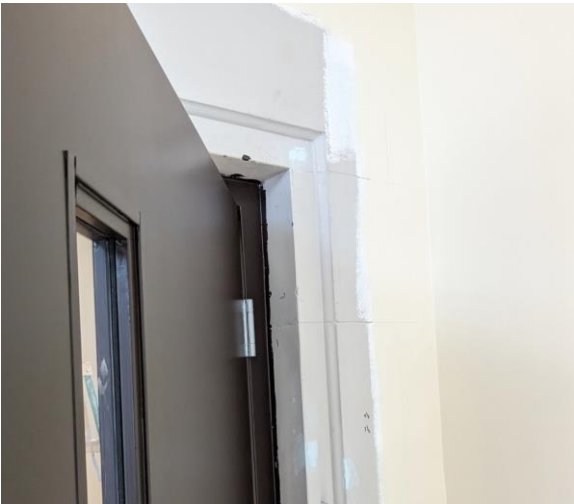

|                |   |   |
|----------------|---|---|
| 23             |    | Remove splinters at exposed plywood at underside of counters, typical.  |
| 24             |   | Touch up paint at stair to rooftop and other possible locations, typical.   |
| <b>RAMP #1</b> |   |   |
| 25             |  | <p>Wall base at steps should always start to slope down at highest riser, as shown on arch elevations. Typical condition.</p>  |






|    |   |   |
|----|---|---|
| 26 |    | <p>As discussed on site, handrail brackets to be replaced to match approved color sample.</p> <p>No wall base at wood panels per approved millwork shop drawings submittal.<br/>Annum will provide directions to fix error.</p>  |
| 27 |   | <p>Wood panel to wrap corner of balustrade per approved millwork shop drawings.</p> <p>Annum will provide directions to fix wall base error.</p>    |
| 28 |  | <p>L7 Fixtures were to be recessed per approved Lighting submittal.<br/>Adjust fixture at drywall location to be recessed.</p>  <p>Surface mount fixture at CMU column can remain.</p>   |



|    |   |  |
|----|---|--|
| 29 |    | Repair beaten wood panel corners.  |
| 30 |   | Complete trim installation at skylight edge.<br>Trim to be painted to match ceiling color. |
| 31 |  | Paint access panel to match wall color.  |



|    |   |   |
|----|---|---|
| 32 |    | <p>Repair wood floor next to bench.</p> <p>Cushion at bench is still missing.</p> |
| 33 |   | <p>Finish painting wall base at steps.</p>  |
| 34 |  | <p>Patch and repair corner at stair.</p>  |

| STAIR 1 |   |   |
|---------|---|---|
| 35      |    | <p>Wall base finish to be stained Espresso.<br/>Add missing wood piece at corner.</p> |
| 36      |   | <p>Complete door surrounding paint.</p>   |
| 37      |  | <p>Repair drywall at frame seam of Door S1.</p>                                       |



| STAIR 2 |   |   |
|---------|---|---|
| 38      |    | <p>Paint conduit and wall to match existing wall color.</p>   |
| RAMP #2 |   |   |
| 39      |  | <p>Paint handrail to match base wall color at ramp #2.</p> <p>For ramp #1: handrail to be wood finish per construction drawings (Espresso color). Submit bracket sample per millwork shop drawings to be dark bronze.</p> |
| 40      |  | <p>Remove leftover wire mold at ramp pilaster.</p>  |

| WASHROOM |   |   |
|----------|---|---|
| 41       |   | <p>Prodigy to confirm proper installation of recessed fixture.</p> <p>Some wire on the housing seems to be touching the top of the lens.</p> <p>Fixture profile is not flush on one side and is visible through the mirror.</p> |
| 42       |  | <p>Add cover plate at highlighted location.</p>   |

| LONG LEAD ITEMS |  |  |
|-----------------|--|--|
| 43              |   | <p>AV equipment will arrive in December. Prodigy will be providing the support for the screen as required.</p> |
| 44              |  | <p>Fire rated window at Stair 1.</p>   |