

November 02, 2023

Josh Hanek
United Building Restoration Ltd.
1935 Silicone Drive
Pickering ON L1W 3V7

Dear Mr. Hanek,

**RE: Localized Steel Framing Repairs
250 Strasburg Road, Kitchener
Contract Close-Out**

RJC No. TOR.127370.0003

All parties (Region of Waterloo, Read Jones Christoffersen Ltd., and United Building Restoration) have agreed that the work associated with the Localized Steel Framing 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, 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 09 91 14 – Structural Steel Repainting

The warranty periods are clearly outlined in Specification Section 01 78 36 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

Contractor is required to submit maintenance manuals and 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 completed. RJC noted the following work is outstanding:



- Grinding of localized slab-on-grade repair
- General cleanup
- Tightening of localized steel angle nuts
- Removal of loose paint within Wash Bay (anticipate Spring 2024 completion)
- Correction to paint failure/corrosion at column within Bus Was Bay

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 outstanding work and deficiencies will be addressed and the required maintenance manuals and 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 read 'Kyle Brown'.

Kyle Brown, B.Eng., EIT, M.Eng
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Ben Kraemer'.

Ben Kraemer, 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 KITCHENER

**250 STRASBURG ROAD
KITCHENER, ONTARIO**

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

LOCALIZED STEEL FRAMING REPAIRS

to the above premises was substantially performed on **OCTOBER 30, 2023**

Date certificate signed: **NOVEMBER 2, 2023**


.....
(Payment Certifier)

Name of Owner: **REGION OF WATERLOO**

Address of Service: **150 Frederick Street, 4th Floor
Kitchener, ON N2H 1C3**

Name of Contractor: **UNITED BUILDING RESTORATION**

Address for Service: **1935 Silicone Drive
Pickering, ON L1W 3V7**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **40 Weber Street East
Kitchener, ON N2H 6M6**

A. Identification of premises for preservation of liens:

**PT LT 5 & 7 PL 1021, BEING PT 3 ON 58R-17242 PT CHANDLER DRIVE PL
1021, BEING PT 5 ON 58R-17242 PT LT 5 PL 1021, BEING PT 7 ON 58R-17242
PT. LOTS 4, 5, 6, PLAN 1021 & PT. LOT 2 PLAN 1022, BEING PTS. 1 & 2 ON
58R-13135**