

November 16, 2023

Justen Plona
Birchcliff Construction Ltd.
7 Raleigh Avenue
Scarborough, ON, M1K 1A1

Dear Mr. Plona

RE: Parking Garage Rehabilitation – 141 Dundas Street W, Trenton Ontario RJC No. TOR.135376.0002
Contract Close-Out

All parties Panelas Construction Ltd., Read Jones Christoffersen Ltd., and Birchcliff Construction Ltd. have agreed that the work associated with the 2023 Localized Parking Garage Rehabilitation 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 07 14 13 – Hot Rubberized Waterproofing
- Section 07 18 00 – Thin Traffic Deck Coating
- Section 07 92 10 – Sealants and Caulking

Please note that the Thin Traffic Deck Coating are to be joint warranties by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. 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 will be scheduled by Read Jones Christoffersen Ltd. 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 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 that reads 'Sami El-Haraki'.

Sami El-Haraki, B.Eng., EIT, CAHP Intern
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink that reads 'Garrett Perkins'.

Garrett Perkins, BASc, 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 QUINTE WEST

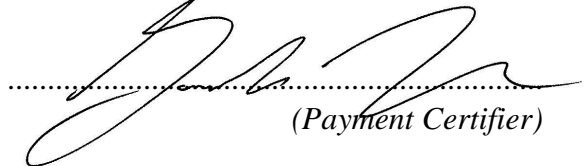
**141 DUNDAS ST WEST
TRENTON, ONTARIO**

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

2023 LOCALIZED PARKING GARAGE REHABILITATION

to the above premises was substantially performed on **NOVEMBER 9, 2023**

Date certificate signed: **NOVEMBER 9, 2023**


(Payment Certifier)

Name of Owner: **PANELAS CONSTRUCTION LTD.**

Address of Service: **101 Aikins Road
Belleville, ON, K8R 1G3**

Name of Contractor: **BIRCHCLIFF CONSTRUCTION LTD.**

Address for Service: **7 Raleigh Avenue
Scarborough, ON, M1K 1A1**

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

Address: **780 Midpark Drive, Suite 203
Kingston, ON, K7M 7P6**

A. Identification of premises for preservation of liens:

**141 Dundas Street West
Trenton, ON, K8V 3P8**