



January 18, 2024

David Stewart
The Cadillac Fairview Corporation Limited
20 Queen St. West
Toronto, Ontario M5H 3R4
Re: 20-1-017 TEC Galleria Skylight Replacement

Progress Certificate No. 028
Partial Holdback Release for work to end of December 2023

Dear Mr. Stewart.

Pursuant to our Certificate of Completion of Subcontract (Form 9) dated December 25, 2023, please find Progress Certificate No. 28 in favour of Ellis Don Corporation in the amount of \$2,433,121.24 (including HST) for the release of holdback monies for the construction period to the end of December 2023.

In accordance with Article 33.(1) of the Construction Act, the date of completion for the subcontract work for the completion of work to the end of December 2023.

To substantiate this certificate, attached is the following documentation:

1. ZPA Progress Certificate No.018 dated January 18, 2024.
2. Signed Form 9 Certificate of Completion of Subcontract.
3. Ellis Don Progress Invoice No. 70582-1-28 dated December, 2023 and associated back up material.
4. Statutory Declaration.

Provided there are no liens registered the holdback monies are now due.

Sincerely,
ZEIDLER PARTNERSHIP ARCHITECTS

A handwritten signature in green ink that reads "R. JOHNSON".

Richard Johnson
Associate

cc: Dave Collins - ZAI

Issue Date : January 17, 2024

Project: **TEC Galleria Skylight Replacement**
 220 Yonge Street
 Toronto, Ontario M5B 2H1

ZPA Project No: 20-1-017

Owner: **David Stewart**
Cadillac Fairview Corporation Limited
 20 Queen St. West
 Toronto, Ontario M5H 3R4

Amount: \$ **2,433,121.23**

We hereby certify that:

Ellis Don Corporation

Is entitled to payment of

Two Million, Four Hundred Thirty Three Thousand, One Hundred Twenty One Dollars and 23 cents

By law, the amount certified is subject to reduction by the amount of any lien of which you have received written notice. This certificate is not negotiable and is payable to the payee named in it; issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under the contract. The issuance of this Certificate for Payment shall not be taken as a representation that the Architect has made any examination to ascertain how and for what purpose the Contractor has discharged the obligations imposed on him by law under the Workers' Compensation Act, or other applicable statutes, non-compliance with which may render the Client personally liable for the Contractor's default.

CURRENT CONTRACT

Original Contract	\$	52,268,151.00		
Total Additions to Date	\$	4,748,097.76		
Total Deletions to Date	\$	0.00		
Estimated Cost of Construction	\$	57,016,248.76	\$	57,016,248.76

PROGRESS STATEMENT

Work Completed to Date	\$	42,227,913.43		
Deficiency Retainage	\$	0.00		
Holdback	\$	4,222,791.34		
Current Work Less Holdbacks	\$	38,005,122.09	\$	38,005,122.09
Holdback Previously Released	\$	2,069,586.70		
Holdback Released this Issue	\$	2,153,204.64		
Total Holdback Released	\$	4,222,791.34		4,222,791.34

CERTIFICATE OF PAYMENT

Net Amount This Certificate	\$	42,227,913.43		
Less Previous Payable	\$	40,074,708.79		
Payable by this Issue	\$	2,153,204.63		
13% H.S.T Payable	\$	279,916.60		

Total Payable this Certificate \$ **2,433,121.23**

Checked by:



Richard Johnson
 Zeidler Architecture Inc

PRIME CONTRACT PAYMENT APPLICATION

Progress Invoice #70582-1-28

Main Billing - Partial Holdback Release December 2023

Project: TEC GALLERIA SKYLIGHT REPLACEMENT

Client Project No.

Internal Project No. 70582

Invoice Date 2024-Jan-25

Contractor: EllisDon Corporation
1004 Middlegate Road
Mississauga ON L4Y 1M4
PHONE: 905-896-8900 FAX: +1-9058968900
Babak Hashemi

RBQ No. 8114-9478-29

Consultant: Zeidler Architecture Inc. (134999)
158 Sterling Road, Unit 600
Toronto ON M6R 2B7
PHONE: 416.596.8300 FAX: 416.596.1408
ATTN: RICHARD JOHNSON

Owner: Ontrea Inc. - by its agent The Cadillac Fairview Corporation Limited (199409)
20 Queen St. West
Toronto ON M5H3R4
PHONE: 416-598-8231 FAX:
ATTN: DAVID STEWART

Prepared by: Rob Shaw
Name

Signature

CONTRACT STATUS

Original Contract Price	<u>\$ 52,268,151.00</u>
Change Orders (additions)	<u>\$ 4,748,097.76</u>
Change Orders (credits)	<u>\$ 0.00</u>

Current Contract **\$ 57,016,248.76**

FOR PAYMENT

Value of work performed and products on site	<u>\$ 42,227,913.43</u>
Total of 10.00 % retainage	<u>\$ 4,222,791.33</u>
Less retainage released to date	<u>\$ 4,222,791.33</u> <u>\$ 0.00</u>

Cumulative Amount Claimed (value of work performed and products on site less Retainage retained) plus Retainage released \$ 42,227,913.43

Less Cumulative Amount for previous Certificate for Payment No. 27 \$ 40,074,708.80

Amount of the Application \$ 2,153,204.63

GST/HST (Reg. No. 872894332 RT 0001) 13.00% ON HST (Extra) \$ 279,916.60

Payment Requested **\$ 2,433,121.23**

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)
Progress Invoice #: 70582-1-28
Invoice Date: 2024-Jan-25

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED
Contractor: EllisDon Corporation
Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST
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CONTRACT VALUE **\$ 57,016,248.76**

GROSS BILLING	74.06 %	\$ 42,227,913.43	\$ 42,227,913.43	\$ 0.00
Total of 10.00 % retainage		\$ 4,222,791.33	\$ 4,222,791.33	\$ 0.00
Less retainage released to date		\$ 4,222,791.33	\$ 2,069,586.70	\$ 2,153,204.63

NET BILLING \$ 42,227,913.43 \$ 40,074,708.80 \$ 2,153,204.63

PLUS GST/HST (Reg. No. 872894332 RT 0001) 13.00% ON HST (Extra) \$ 279,916.60

PAYMENT REQUESTED **\$ 2,433,121.23**

OUR REFERENCE: J 70582 199409 1-1 28

CLIENT PROJECT NUMBER:

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED

Progress Invoice #: 70582-1-28

Contractor: EllisDon Corporation

Invoice Date: 2024-Jan-25

Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST	BALANCE TO COMPLETE
1 - General Accounts							
1	11000 - PROFESSIONAL ENGINEERING SERVICES	\$35,000.00	15.71 %	\$5,499.46	\$5,499.46	\$0.00	\$29,500.54
1	12516 - Insurance Deductibles	\$150,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$150,000.00
1	12570 - PARTNERING	\$10,000.00	26.52 %	\$2,651.73	\$2,651.73	\$0.00	\$7,348.27
1	13090 - STAFF TRAVEL	\$200,730.00	67.80 %	\$136,090.28	\$136,090.28	\$0.00	\$64,639.72
1	13200 - CONSTRUCTION PROGRESS DOCUMENTATION	\$5,000.00	5.09 %	\$254.68	\$254.68	\$0.00	\$4,745.32
1	13500 - SAFETY PROCEDURES	\$27,000.00	103.90 %	\$28,051.72	\$28,051.72	\$0.00	-\$1,051.72
1	13600 - FIRE PROTECTION PROCEDURES	\$3,000.00	43.41 %	\$1,302.16	\$1,302.16	\$0.00	\$1,697.84
1	13700 - SECURITY PROCEDURES	\$72,000.00	79.62 %	\$57,328.40	\$57,328.40	\$0.00	\$14,671.60
1	15000 - TEMPORARY UTILITIES - HVAC AND WINTER CONDITIONS	\$20,000.00	3.03 %	\$606.92	\$606.92	\$0.00	\$19,393.08
1	15300 - TEMPORARY UTILITIES - COMMUNICATIONS	\$56,600.00	30.48 %	\$17,253.41	\$17,253.41	\$0.00	\$39,346.59
1	15400 - CONSTRUCTION FACILITIES - TEMPORARY OFFICE & EQUIPMENT	\$777,295.00	56.47 %	\$438,960.31	\$438,960.31	\$0.00	\$338,334.69
1	15600 - TEMPORARY SANITATION	\$152,092.00	31.12 %	\$47,327.37	\$47,327.37	\$0.00	\$104,764.63
1	16100 - ACCESS EQUIPMENT	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$108,000.00
1	16200 - TEMPORARY ELEVATOR	\$8,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$8,000.00
1	16300 - MISCELLANEOUS LABOUR, EQUIPMENT & TOOLS	\$10,000.00	185.74 %	\$18,574.11	\$18,574.11	\$0.00	-\$8,574.11
1	16500 - TRAFFIC CONTROL	\$5,000.00	110.77 %	\$5,538.30	\$5,538.30	\$0.00	-\$538.30
1	16800 - PROJECT IDENTIFICATION - PROJECT SIGN	\$7,500.00	39.39 %	\$2,953.96	\$2,953.96	\$0.00	\$4,546.04
1	17400 - CLEANING AND WASTE MANAGEMENT	\$133,780.00	28.63 %	\$38,294.62	\$38,294.62	\$0.00	\$95,485.38
1	17700 - CLOSEOUT PROCEDURES	\$750.00	53.33 %	\$400.00	\$400.00	\$0.00	\$350.00
1	17800 - CLOSEOUT SUBMITTALS	\$2,500.00	0.00 %	\$0.00	\$0.00	\$0.00	\$2,500.00
1 - General Accounts: TOTAL		\$1,784,247.00	44.90 %	\$801,087.43	\$801,087.43	\$0.00	\$983,159.57

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED

Progress Invoice #: 70582-1-28

Contractor: EllisDon Corporation

Invoice Date: 2024-Jan-25

Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST	BALANCE TO COMPLETE
2 - Allowances							
2	120201 - Patch & Repair Architectural Finish & Exterior Hardscape at Mall Entrances	\$100,000.00	5.78 %	\$5,775.62	\$5,775.62	\$0.00	\$94,224.38
2	120202 - Re & Re Existing Exterior M&E Services on Roof to Allow for Temporary Works	\$250,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$250,000.00
2	120204 - Misc. Interior Top of Skylight Concrete Wall Patching, Repair & Make Good	\$75,000.00	3.94 %	\$2,956.72	\$2,956.72	\$0.00	\$72,043.28
2	120205 - Re & Re Existing Interior M&E Services at the Interior Ridge of the Skylight	\$100,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$100,000.00
2	120206 - Misc. Patch & Repair Traffic Topping at P5 Parking Level	\$50,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$50,000.00
2	120207 - New Metal Catwalk at Alberts Way	\$200,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$200,000.00
2	120208 - Re-work or Re-route Existing Emergency Power Rigid Pipe	\$150,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$150,000.00
2	120210 - Disconnect Existing Smoke Hatches & Relocate End Switches to Keep it Operable	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
2	120211 - 20 Weather Days Make-Up (Assume 50 people x 8 hours x 20 days)	\$1,000,000.00	3.40 %	\$33,951.85	\$33,951.85	\$0.00	\$966,048.15
2	120212 - Additional Cranage for Glass Removal & Disposal	\$200,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$200,000.00
2	120213 - Temporary High Bay Lights to the Underside of Working Platform	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
2	120214 - Seele Work Around Existing Tower Crane & Site Compound on Level P5	\$250,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$250,000.00
2	120215 - Tie Down Existing Tower Crane From Swinging	\$50,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$50,000.00
2	120216 - Strengthened (4) Braced End Connections at the Cross Bracing at Alberts Way Area	\$25,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$25,000.00
2	120217 - 50% CD to IFC Design Development Allowance	\$250,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$250,000.00
2	120218 - 2 Skylight Bays Near Queen St. Performed at Night	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
2	Abatement Allowance	\$262,420.00	46.10 %	\$120,982.15	\$120,982.15	\$0.00	\$141,437.85
2	120103 - Re & Re Selective Cladding Areas at Elevator Penthouses	\$350,000.00	16.25 %	\$56,876.25	\$56,876.25	\$0.00	\$293,123.75
2	120209 - Exterior Rolling Tarp Cover System	\$500,000.00	55.71 %	\$278,529.69	\$278,529.69	\$0.00	\$221,470.31
2	ADD-1-One Saturday to make up one Weather Day	\$0.00	0.00 %	\$42,004.60	\$42,004.60	\$0.00	-\$42,004.60
2	ADD-2-Nine Saturdays to make up one Weather Day	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED

Progress Invoice #: 70582-1-28

Contractor: EllisDon Corporation

Invoice Date: 2024-Jan-25

Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST	BALANCE TO COMPLETE
2	ADD-3-Nine Saturdays to make up one Weather Day	\$0.00	0.00 %	\$378,041.40	\$378,041.40	\$0.00	-\$378,041.40
2	ADD-4-Make up for ten weather days (Part 2)	\$0.00	0.00 %	\$294,032.20	\$294,032.20	\$0.00	-\$294,032.20
2 - Allowances: TOTAL		\$3,812,420.00	31.82 %	\$1,213,150.48	\$1,213,150.48	\$0.00	\$2,599,269.52
3	BC-22-Misc Cleaning	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
6 - Cost of Work							
6	10000 - Preconstruction Fee (March to June 2021) - Credit 50% UPON GMP AWARD	-\$56,409.00	100.00 %	-\$56,409.00	-\$56,409.00	\$0.00	\$0.00
6	10001 - Preconstruction Fee (July to Sept 2021)	\$84,612.00	100.00 %	\$84,612.00	\$84,612.00	\$0.00	\$0.00
6	13000 - Project Staff	\$3,675,724.00	89.38 %	\$3,285,405.89	\$3,285,405.89	\$0.00	\$390,318.11
6	13720 - Security Guard/Firewatch	\$274,349.00	123.30 %	\$338,266.26	\$338,266.26	\$0.00	-\$63,917.26
6	14020 - Permits	\$123,755.00	49.43 %	\$61,176.78	\$61,176.78	\$0.00	\$62,578.22
6	15200 - Temp Fumes Extractor/Temp Water Transfer Pumps	\$18,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$18,000.00
6	16300 - Bullcrew Labour	\$1,565,944.00	61.50 %	\$963,123.15	\$963,123.15	\$0.00	\$602,820.85
6	16570 - Paid Duty Police Officer	\$133,066.00	2.49 %	\$3,312.01	\$3,312.01	\$0.00	\$129,753.99
6	16600 - Flagcrew + Barricades	\$266,556.00	13.70 %	\$36,517.32	\$36,517.32	\$0.00	\$230,038.68
6	17420 - Existing Glass Removal Waste Bins. And Disposal	\$233,820.00	39.62 %	\$92,648.35	\$92,648.35	\$0.00	\$141,171.65
6	20000 - Temp Fencing/Gates	\$95,775.00	6.80 %	\$6,510.68	\$6,510.68	\$0.00	\$89,264.32
6	55000 - Metal Fabrication	\$230,966.00	24.00 %	\$55,438.74	\$55,438.74	\$0.00	\$175,527.26
6	55005 - Temp Spreader Beams/Mats for Trailer Cranes	\$30,000.00	77.56 %	\$23,268.47	\$23,268.47	\$0.00	\$6,731.53
6	75200 - Membrane Roofing - Nortex	\$986,000.00	45.68 %	\$450,391.50	\$450,391.50	\$0.00	\$535,608.50
6	75205 - Temp Roof Protection	\$411,757.00	40.34 %	\$166,098.10	\$166,098.10	\$0.00	\$245,658.90
6	86000 - Skylight Seele	\$25,735,982.00	80.68 %	\$20,763,638.50	\$20,763,638.50	\$0.00	\$4,972,343.50
6	92100 - Drywall	\$6,100.00	0.00 %	\$0.00	\$0.00	\$0.00	\$6,100.00

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED

Progress Invoice #: 70582-1-28

Contractor: EllisDon Corporation

Invoice Date: 2024-Jan-25

Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST	BALANCE TO COMPLETE
6	99100 - Painting	\$681,314.00	58.80 %	\$400,635.00	\$400,635.00	\$0.00	\$280,679.00
6	148000 - Scaffolding - Tower	\$7,494,606.00	83.91 %	\$6,288,792.56	\$6,288,792.56	\$0.00	\$1,205,813.44
6	220000 - Plumbing	\$24,166.00	0.00 %	\$0.00	\$0.00	\$0.00	\$24,166.00
6	260000 - Electrical Symtech	\$1,237,474.00	95.83 %	\$1,185,910.66	\$1,185,910.66	\$0.00	\$51,563.34
6 - Cost of Work: TOTAL		\$43,253,557.00	78.95 %	\$34,149,336.97	\$34,149,336.97	\$0.00	\$9,104,220.03

8 - Changes

8	CCN-3-Reinsulating of Ventilations Ducts	\$0.00	0.00 %	\$17,731.95	\$17,731.95	\$0.00	-\$17,731.95
8	CCN-4-Additional Cleaning and Painting at Queen Street Façade – Interior Only -	\$9,397.50	100.00 %	\$9,397.50	\$9,397.50	\$0.00	\$0.00
8	CCN-5-Heat Tracing	\$52,384.40	100.00 %	\$52,384.40	\$52,384.40	\$0.00	\$0.00
8	CCN-6-Modify P5 Guard and Add Grating	\$14,403.83	79.42 %	\$11,439.83	\$11,439.83	\$0.00	\$2,964.00
8	CCN-7-After Hours Hoisting	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CCN-8-Additional Painting at 250 Yonge St	\$11,136.01	100.00 %	\$11,136.01	\$11,136.01	\$0.00	\$0.00
8	CCN-9-Credit for Unused Mobile Crane by Seele	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	801001 - CCN-10-1-Gantry Expansion Joints	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CD-2-Galleria Lighting - Updated Design - Part 1 Electrical Only	\$1,794,922.05	93.51 %	\$1,678,520.50	\$1,678,520.50	\$0.00	\$116,401.55
8	900301 - CD-3-1-South Elevator Flashing Details	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CD-4-Roof Top Conduits	\$138,739.79	100.00 %	\$138,739.79	\$138,739.79	\$0.00	\$0.00
8	CD-5-Interface at Roof of South Elevator at Area 5 and Skylight - Part 1	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	900601 - CD-6-1-James St. and Albert's Way Site Logistics-R2	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CD-7-After Hours Hoisting - Part 1	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CD-8-Additional Roof Vent at North West Elevator	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CD-1-2-Mastic and Lead Abatement - Part 2	\$176,379.91	100.00 %	\$176,379.91	\$176,379.91	\$0.00	\$0.00

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED

Progress Invoice #: 70582-1-28

Contractor: EllisDon Corporation

Invoice Date: 2024-Jan-25

Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST	BALANCE TO COMPLETE
8	1000301 - CD-1-3-1-Mastic and Lead Abatement - Part 3	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CD-2-1-Galleria Lighting - Updated Design - Part 2 Other Trades	\$116,682.07	100.00 %	\$116,682.07	\$116,682.07	\$0.00	\$0.00
8	COR-1-Mastic and Lead Abatement - Part 1 Rev1	\$182,452.19	100.00 %	\$182,452.19	\$182,452.19	\$0.00	\$0.00
8	COR-2-Area 1 Scaffold Revisions Due to Unknown Mall Structural Issues and CF Dir	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-4-Area 5 Albert's Way Fire Rated Plywood	\$4,123.15	100.00 %	\$4,123.15	\$4,123.15	\$0.00	\$0.00
8	COR-5-Smoke Vent Monitoring	\$42,075.91	100.00 %	\$42,075.91	\$42,075.91	\$0.00	\$0.00
8	COR-6-Revised Queen St Façade Metal Cladding	\$30,275.16	100.00 %	\$30,275.16	\$30,275.16	\$0.00	\$0.00
8	COR-7-20 Queen St Concrete Duct Opening Infil	\$40,695.58	100.00 %	\$40,695.58	\$40,695.58	\$0.00	\$0.00
8	COR-8-Substructure South Elevator Area 1	\$34,143.99	100.00 %	\$34,143.99	\$34,143.99	\$0.00	\$0.00
8	COR-9-Heat Sinks	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CO-020 R1-COR-10-1-Mall Painting	\$1,675,987.29	20.73 %	\$347,366.36	\$347,366.36	\$0.00	\$1,328,620.93
8	COR-12-Parking Garage Fire Fencing	\$6,305.93	100.00 %	\$6,305.93	\$6,305.93	\$0.00	\$0.00
8	COR-13-Alberts Way Thermal Analysis	\$4,298.23	100.00 %	\$4,298.23	\$4,298.23	\$0.00	\$0.00
8	1201401 - CO-015-COR-14-1-Fire Damage to Site Office	\$5,197.70	100.00 %	\$5,197.70	\$5,197.70	\$0.00	\$0.00
8	COR-15-Security Guard Budget Increase	\$296,459.84	3.36 %	\$9,958.28	\$9,958.28	\$0.00	\$286,501.56
8	COR-16-Fixation of Existing Expansion Joints	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-17-High Loads for New Expansion Joints	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-18- Additional Cost Due To Change of Approval Procedure	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-19-Tower Additional Material: Phase 2	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-20-Rooftop Conduits and Fiber	\$40,221.75	100.00 %	\$40,221.75	\$40,221.75	\$0.00	\$0.00
8	COR-21-Area 9 ELevator Room Roof Anchor	\$0.00	0.00 %	\$27,867.00	\$27,867.00	\$0.00	-\$27,867.00
8	1202201 - COR-22-1-Parking Garage Fire Fencing	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CO-025 - COR-23-Hoarding Modifcations	\$36,649.58	100.00 %	\$36,649.58	\$36,649.58	\$0.00	\$0.00
8	1202401 - COR-24-1-Gantry Cleaning	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00

PROGRESS INVOICE

Project Name: TEC GALLERIA SKYLIGHT REPLACEMENT (70582)

Owner: ONTREA INC. - BY ITS AGENT THE CADILLAC FAIRVIEW CORPORATION LIMITED

Progress Invoice #: 70582-1-28

Contractor: EllisDon Corporation

Invoice Date: 2024-Jan-25

Consultant: Zeidler Architecture Inc.

BUDGET LINE	DESCRIPTION	AWARDED	PCT. COMPLETE	COMPLETION TO DATE	PREVIOUS REQUEST	THIS REQUEST	BALANCE TO COMPLETE
8	COR-25-Temp Guest Services - Painting	\$0.00	0.00 %	\$1,972.20	\$1,972.20	\$0.00	-\$1,972.20
8	COR-26-9 Month Extension of Time	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	1202701 - COR-27-1-Phase 1 Roofing Expansion Joint	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-28-seee's Claim for Late start in Phase 1	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-29-Additional Cost and EOT due to Change of Approval Procedure	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-30-Albertsway Sidewall and Barrel Connections	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-31-Albertsway Vertical Facade	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	COR-32-Movement joint in Area 5, 6 and 9	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8	CCO-1-Additional Temporary Lighting	\$0.00	0.00 %	\$61,440.18	\$61,440.18	\$0.00	-\$61,440.18
8	1400201 - CD-6-1-Weather Days-Contract included 20 days	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00
8 - Changes: TOTAL		\$4,712,931.86	65.51 %	\$3,087,455.15	\$3,087,455.15	\$0.00	\$1,625,476.71
9 - Insurance/SDI/Contingency							
9	12080 - EllisDon Construction Contingency	\$1,227,535.00	100.00 %	\$1,227,535.00	\$1,227,535.00	\$0.00	\$0.00
9	12515 - PL/PD Insurance	\$209,076.00	84.58 %	\$176,830.56	\$176,830.56	\$0.00	\$32,245.44
9	12560 - SDI	\$197,341.00	79.69 %	\$157,258.34	\$157,258.34	\$0.00	\$40,082.66
9	980000 - Construction Management Fee	\$1,783,215.00	79.32 %	\$1,414,499.50	\$1,414,499.50	\$0.00	\$368,715.50
9 - Insurance/SDI/Contingency: TOTAL		\$3,417,167.00	87.09 %	\$2,976,123.40	\$2,976,123.40	\$0.00	\$441,043.60
TOTAL		\$56,981,082.86	74.11 %	\$42,227,913.43	\$42,227,913.43	\$0.00	\$14,753,169.43

PROGRESS BILLING SUMMARY

Draw	Date Submitted	Payment Date	Certificate Number	Gross Billing	Holdback Retained	Holdback Released	Net Billing	Tax Applied	Total Net Billing (incl. Tax)
Main Billing- December, 2021	2021-Dec-17	2022-Jan-25	1	\$ 1,321,162.74	\$ 132,116.27	\$ 0.00	\$ 1,189,046.47	\$ 154,576.04	\$ 1,343,622.51
Main Billing- January,2022	2022-Jan-25	2022-Feb-24	2	\$ 387,591.43	\$ 38,759.14	\$ 0.00	\$ 348,832.29	\$ 45,348.20	\$ 394,180.49
Main Billing- February,2022	2022-Feb-22	2022-Mar-29	3	\$ 460,078.06	\$ 46,007.81	\$ 0.00	\$ 414,070.25	\$ 53,829.13	\$ 467,899.38
Main Billing- March,2022	2022-Mar-25	2022-Apr-22	4	\$ 1,233,298.61	\$ 123,329.86	\$ 0.00	\$ 1,109,968.75	\$ 144,295.94	\$ 1,254,264.69
Main Billing- April,2022	2022-Apr-25	2022-May-24	5	\$ 1,137,958.12	\$ 113,795.81	\$ 0.00	\$ 1,024,162.31	\$ 133,141.10	\$ 1,157,303.41
Main Billing- May,2022	2022-May-25	2022-Jun-24	6	\$ 998,321.71	\$ 99,832.17	\$ 0.00	\$ 898,489.54	\$ 116,803.64	\$ 1,015,293.18
Main Billing - June,2022	2022-Jun-27	2022-Jul-22	7	\$ 2,346,330.34	\$ 234,633.03	\$ 0.00	\$ 2,111,697.31	\$ 274,520.65	\$ 2,386,217.96
Main Billing - July,2022	2022-Jul-25	2022-Aug-24	8	\$ 1,235,381.75	\$ 123,538.18	\$ 0.00	\$ 1,111,843.57	\$ 144,539.66	\$ 1,256,383.23
Main Billing - August, 2022	2022-Aug-25	2022-Sep-22	9	\$ 2,618,074.70	\$ 261,807.47	\$ 0.00	\$ 2,356,267.23	\$ 306,314.74	\$ 2,662,581.97
Main Billing - Partial Holdback Release for work completed building and setting up the Site Offices	2022-Sep-09	2022-Nov-18	10	\$ 0.00	\$ 0.00	\$ 35,398.60	\$ 35,398.60	\$ 4,601.82	\$ 40,000.42
Main Billing - September 2022	2022-Sep-25	2022-Oct-24	11	\$ 1,556,044.95	\$ 155,604.50	\$ 0.00	\$ 1,400,440.45	\$ 182,057.26	\$ 1,582,497.71
Main Billing - October 2022	2022-Oct-25	2022-Nov-23	12	\$ 3,887,376.41	\$ 388,737.64	\$ 0.00	\$ 3,498,638.77	\$ 454,823.04	\$ 3,953,461.81
Main Billing - November 2022	2022-Nov-25	2022-Dec-22	13	\$ 1,871,118.20	\$ 187,111.82	\$ 0.00	\$ 1,684,006.38	\$ 218,920.83	\$ 1,902,927.21
Main Billing - December 2022	2022-Dec-25	2023-Jan-24	14	\$ 1,643,130.00	\$ 164,313.00	\$ 0.00	\$ 1,478,817.00	\$ 192,246.21	\$ 1,671,063.21
Main Billing - January 2023	2023-Jan-25	2023-Feb-24	15	\$ 957,015.31	\$ 95,701.53	\$ 0.00	\$ 861,313.78	\$ 111,970.79	\$ 973,284.57
Main Billing - Partial Hold Back Release - December 2022	2023-Feb-03	2023-Apr-24	16	\$ 0.00	\$ 0.00	\$ 2,034,188.10	\$ 2,034,188.10	\$ 264,444.45	\$ 2,298,632.55
Main Billing - February 2023	2023-Feb-25	2023-Mar-24	17	\$ 1,079,941.71	\$ 107,994.17	\$ 0.00	\$ 971,947.54	\$ 126,353.18	\$ 1,098,300.72
Main Billing - March 2023	2023-Mar-25	2023-Apr-24	18	\$ 1,460,415.14	\$ 146,041.51	\$ 0.00	\$ 1,314,373.63	\$ 170,868.57	\$ 1,485,242.20
Main Billing - April 2023	2023-Apr-25	2023-May-24	19	\$ 3,176,968.02	\$ 317,696.80	\$ 0.00	\$ 2,859,271.22	\$ 371,705.26	\$ 3,230,976.48
Main Billing - May 2023	2023-May-25	2023-Jun-23	20	\$ 2,372,576.53	\$ 237,257.65	\$ 0.00	\$ 2,135,318.88	\$ 277,591.45	\$ 2,412,910.33
Main Billing - June 2023	2023-Jun-25	2023-Jul-24 2023-Jul-25	21	\$ 2,483,735.52	\$ 248,373.55	\$ 0.00	\$ 2,235,361.97	\$ 290,597.06	\$ 2,525,959.03
Main Billing - July 2023	2023-Jul-25	2023-Aug-25	22	\$ 2,555,049.91	\$ 255,504.99	\$ 0.00	\$ 2,299,544.92	\$ 298,940.84	\$ 2,598,485.76
Main Billing - August 2023	2023-Aug-25	2023-Sep-22	23	\$ 1,772,163.60	\$ 177,216.36	\$ 0.00	\$ 1,594,947.24	\$ 207,343.14	\$ 1,802,290.38
Main Billing - September 2023	2023-Sep-25	2023-Oct-24	24	\$ 1,450,112.53	\$ 145,011.25	\$ 0.00	\$ 1,305,101.28	\$ 169,663.17	\$ 1,474,764.45
Main Billing - October 2023	2023-Oct-25	2023-Nov-24	25	\$ 1,848,716.95	\$ 184,871.70	\$ 0.00	\$ 1,663,845.25	\$ 216,299.88	\$ 1,880,145.13

Main Billing - November 2023	2023-Nov-25	2023-Dec-21	26	\$ 2,051,928.77	\$ 205,192.88	\$ 0.00	\$ 1,846,735.89	\$ 240,075.67	\$ 2,086,811.56
Main Billing - December 2023	2023-Dec-25		27	\$ 323,422.42	\$ 32,342.24	\$ 0.00	\$ 291,080.18	\$ 37,840.42	\$ 328,920.60
Main Billing - Partial Holdback Release December 2023	2024-Jan-25		28	\$ 0.00	\$ 0.00	\$ 2,153,204.63	\$ 2,153,204.63	\$ 279,916.60	\$ 2,433,121.23
Total Billed To-Date				\$ 42,227,913.43	\$ 4,222,791.33	\$ 4,222,791.33	\$ 42,227,913.43	\$ 5,489,628.74	\$ 47,717,542.17

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)

220 Yonge St, Toronto, ON M5B 2H1

(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:

CF TEC Galleria Skylight Replacement Project: Work Completed to December 25, 2023.

(short description of the improvement)

to the above premises was substantially performed on December 25, 2023

(date substantially performed)

Date certificate signed: January 18, 2024



(payment certifier where there is one)

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

Name of owner: Ontrea Inc. - by its agent The Cadillac Fairview Corporation Limited

Address for service: 20 Queen St. West, Toronto, Ontario, M5H 3R4

Name of contractor: EllisDon Corporation

Address for service: 1004 Middlegate Rd #1000, Mississauga, ON L4Y 1M4

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

Address: 600-158 Sterling Road, Toronto, Ontario M6R 2B7

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Directors Plan D-282 P.I.N. 21097.0030

(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)

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- second and subsequent progress payments; or
- release of holdback.

Information Appearing in the Contract Documents

Application for payment number _____ dated _____ is the last application for payment for which the Contractor has received payment.

Name of Project _____

Date of Contract: _____.

Name of Owner _____

Name of Contractor _____

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in _____ this _____ day of _____ in the year _____
City/Town and Province

Name

Title

Signature



Matthew Brian Waltham,
a Commissioner, etc., Province of Ontario,
for EllisDon Inc. and its subsidiaries,
associated companies, and affiliates.
Expires November 19, 2025.

Matthew Waltham

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.



Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

We confirm that the business(es) listed below are active and in good standing with us.
Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mm-YYYY) / Période de validité (jj- mmm-aaaa)
ELLISDON CORPORATION / ELLISDON	2045 OXFORD ST E, LONDON, ON, N5V2Z7, CA	007060: Non-Exempt Partners and Executive Officers in Construction - G6 236220: Commercial and institutional building construction	A0000IUD0U	20-Nov-2023 to 19-Feb-2024

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca