

December 21, 2023

Michael P. Suppa
P.S . Painting Limited
70 Galaxy Blvd. Suite 101,
Toronto, ON M9W 4Y6

Dear Michael P. Suppa,

**RE: 67 Adelaide St. East – Shelter South Wall Rehabilitation
Phase 2 – Wall Finishes
Contract Close-Out**

RJC No. TOR.121838.0011

All parties (City of Toronto, Read Jones Christoffersen Ltd., and P.S . Painting Limited o/a COSAR) have agreed that the work associated with the Shelter South Wall Rehabilitation Phase 2 – Wall Finishes 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
- Section 07 24 00 – Exterior Insulation And Finish Systems
- Section 07 92 00 – Building Envelope Sealant
- Section 09 96 53 – Elastomeric Acrylic Wall Coatings

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 was performed on December 18, 2023 by Prism Partners Inc., Read Jones Christoffersen Ltd, and Heritage Restoration Inc. During the final walk-through, any deficiencies were 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 'Cheryl Zeng'.

Cheryl Zeng, B.Eng, EIT
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink that reads 'Nensi Baboci Ages'.

Nensi Baboci Ages, B.ASc, MEng, P.Eng.
Project Engineer
Building Science and Restoration

CZ/NBA

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 TORONTO

**67 ADELAIDE STREET EAST
TORONTO, ONTARIO**

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

**SHELTER SOUTH WALL REHABILITATION
PHASE 2 – WALL FINISHES**

to the above premises was substantially performed on **DECEMBER 21, 2023**

Date certificate signed: **DECEMBER 21, 2023**

Wens: B. Ages

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(Payment Certifier)

Name of Owner: **CITY OF TORONTO**

Address of Service: **55 John Street, 2nd Floor, Toronto, ON M5V 3C6**

Name of Contractor: **P.S. Painting Limited**

Address for Service: **70 Galaxy Blvd. Suite 101, Toronto, ON M9W 4Y6**

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

Address: **100 University Avenue, North Tower, Suite 400
Toronto, ON, M5J 1V6**

A. Identification of premises for preservation of liens:

67 ADELAIDE STREET EAST, TORONTO, ON M5C 1K6