



March 27, 2024

2125-6.7.02

Conseil des écoles catholiques du Centre-Est  
4000 Labelle Street  
Ottawa, Ontario  
K1J 1A1

**Attention: Brigitte Cécile**

**Re: École élémentaire catholique Marius-Barbeau – Renovation Phase 3  
Substantial Performance**

Dear Madam,

Further to the application for Substantial Performance dated March 19, 2024 from 6739741 Canada Inc. / Gestion DMJ Management, enclosed please find the Certificate of Substantial Performance of the Work regarding the above-noted project.

**Criteria No. 1: Financial Calculation:**

Contract Amount as per Payment Certificate No. 08 was \$653,582.63, inclusive of authorized changes.

\$653,582.63 @ 3% = \$26,143.31

Financial criteria balance to achieve Substantial Performance: **\$26,143.31**

Deficiencies and incomplete work as of Payment Certificate No. 08 **\$6,702.35**

**Criteria No. 2: Improvement under the contract is being used for the purposes intended:**

Full Occupancy Permit was issued on February 22, 2024.

Therefore, both criteria have been met and the Certificate of Substantial Performance for this project can be issued.

By copy of this letter, the Contractor is advised that full compliance with takeover procedures identified in OAA/OGCA Document No. 100, including but not limited to, as-built drawings, maintenance manuals, etc., and schedule for completion of all work shall be provided by the Contractor no later than April 19, 2024.

The 60-day lien period will commence on the date of publication by the Contractor in the Daily Commercial News.

Sincerely,

  
Jerzy Jurewicz

Enclosures

Cc: Derek Wong, Gestion DMJ Management

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

*Construction Act*

City of Ottawa

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

1345 Notting Hill Avenue, Ottawa, Ontario

(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:


École élémentaire catholique Marius-Barbeau - Renovation Phase 3

(short description of the improvement)

to the above premises was substantially performed on March 19, 2024

(date substantially performed)

Date certificate signed: March 27, 2024

  
\_\_\_\_\_  
(payment certifier where there is one)

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

Name of owner: Conseil des écoles catholiques  
du Centre-Est

Address for service: 4000 Labelle Street, Ottawa, Ontario, K1J 1A1  
6739741 Canada Inc. / Gestion

Name of contractor: DMJ Management

Address for service: 57 Road 105, Unit 200, Chelsea, Québec, J9B 1L3

Name of payment certifier (where applicable): Edward J. Cuhaci and  
Associates Architects Inc.

Address: 171 Slater Street, Suite 100, Ottawa, Ontario, K1P 5H7

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:  
**Plan M24 Lot 128-137 162-173; 227-238 261-272 Inclusive; Notting hill Ave N/S; PIN 04153-0055; 1345**  
**Notting Hill Avenue, Ottawa, Ontario**

(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, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)



# Edward J. Cuhaci and Associates Architects Inc.

## Certificate for Payment 08

Conseil des écoles catholiques du Centre-Est  
4000 Labelle Street  
Ottawa, ON  
K1J 1A1

Date: 2024-02-15

Project: École élémentaire catholique Marius-Barbeau  
Renovation Phase 3

Attn: Brigitte Cécile

Project No.: 2125

This is to certify that in accordance with the Contract dated April 11, 2023, the Contractor, **6739741 Canada Inc. / Gestion DMJ Management** (net of HST) has completed work and delivered products to the Place of Work to the value of **\$ 646 880,28** Six Hundred and Forty Six Thousand, Eight Hundred and Eighty Dollars, and Twenty Eight Cents to January 31, 2024. The Contractor is entitled to payment of **\$ 28 109,96** Twenty Eight Thousand, One Hundred and Nine Dollars, and Ninety Six Cents ( this includes **\$ 3 233,89** Value Added Tax ) for work and delivered products to the Place of Work and holdback releases due, for the period ending **January 31, 2024** subject to the terms of the Contract and as noted below.

### STATEMENT OF ACCOUNT

1, Original Contract Price ( excluding HST )	\$ 601 460,00
2, Authorized Changes to Date	\$ 52 122,63
3, Current Contract Price ( 1 + 2 )	\$ 653 582,63
4, Total Certified to Date	\$ 646 880,28
5, Lien Holdback ( 10% )	\$ 64 688,03
6, Lien Holdback Released - Previous	\$ 0,00
7, Lien Holdback Released - Current	\$ 0,00
8, Total Holdback - Current ( 5 - 6 - 7 )	\$ 64 688,03
9, Total Certified less Current Holdback ( 4 - 8 )	\$ 582 192,25
10, Less Certified Previously ( item 9 from previous Certificate )	\$ 557 316,18
11, Net Amount of Contract Price Payable this Certificate	\$ 24 876,07
12, Add Value-Added Tax 13%	\$ 3 233,89
13, Amount Payable this Certificate	\$ 28 109,96
<hr/>	
14, Balance Unpaid under the Contract	\$ 71 390,38

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 their Contract.

The issue 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 used the monies paid on account of the Contract Price or that 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 Owner personally liable for the Contractor's default.

The Contractor, having examined this Statement of Account, finds it correct

and acknowledges receipt on \_\_\_\_\_ 2023

of the amount of \_\_\_\_\_ / 100 dollars

[ \$ \_\_\_\_\_ ] signed \_\_\_\_\_

Contractor **Gestion DMJ Management**

  
Jerzy Jurawicz, OAA, AIA



# OCCUPANCY PERMIT

The Building Code Act, S.O. 1992, Chapter 23, Section 11; Building Code 2012, Division C, Subsection 1.3.3., as amended

## BUILDING PERMIT INFORMATION

**Address:** 1345 Notting Hill Avenue **Unit(s):** \_\_\_\_\_

**Owner:** Conseil Des Ecoles Catholiques Du Centre -Est

**Tenant:** \_\_\_\_\_

**Building Permit No.:** 2301216

**Building Permit Description:** Interior alterations to a 1 storey institutional building (École élémentaire catholique)

## PERMISSION TO OCCUPY

PERMISSION TO OCCUPY is hereby granted to the owner or occupant in respect of the scope of work identified by the above noted building permit, for the portion(s) of the building stated below.

## PORTION(S) OF BUILDING APPROVED FOR OCCUPANCY

All floor areas, or  Floor areas specified below

## REQUIRED NOTIFICATION

Where permission to occupy a building (or a portion thereof) that has not been fully completed has been granted, the Chief Building Official shall be notified forthwith upon its completion.

Arrange for Final Inspection upon completion

## ISSUANCE

**Building Official:** Dan Rankin-White **Date:** 21-Feb-2024  
Dan.Rankin-White@ottawa.ca  
Tel: 613-580-2424 Ext. 24583

## Simon Rioux

---

**From:** Derek Wong <dwong@dmjmanagement.ca>  
**Sent:** 19 mars 2024 12:53  
**To:** Isabelle Malouin; Simon Rioux  
**Cc:** Brigitte Cécile (cecilb@ecolecatholique.ca); Isabelle Malouin  
**Subject:** RE: École Élémentaire Catholique Marius-Barbeau -- M&E O&M Manual Review letter (MK 21042)

Hi Simon,  
If the O&M is acceptable, I would like to request for substantial performance.

Thanks,

DMJ/  
GESTION  
MANAGEMENT



### DEREK WONG, EIT

Project Manager  
Gestionnaire de projet

C 819-576-3953

dwong@dmjmanagement.ca

20 Gurdwara Road, Unit B, Nepean (ON) K2E 8B3  
57, route 105, Unité 200, Chelsea (QC) J8B 1L3

GESTIONDMJ.CA



---

**From:** Isabelle Malouin <imalouin@gestiondmj.ca>  
**Sent:** March 18, 2024 12:45 AM  
**To:** Simon Rioux <simon@cuhaci.com>; Derek Wong <dwong@dmjmanagement.ca>  
**Cc:** Brigitte Cécile (cecilb@ecolecatholique.ca) <cecilb@ecolecatholique.ca>; Alexander Hutton <ahutton@gestiondmj.ca>  
**Subject:** RE: École Élémentaire Catholique Marius-Barbeau -- M&E O&M Manual Review letter (MK 21042)

Hello Simon,

Could you please send McKee the following mechanical as-builts on our behalf. We are confident that the mechanical/electrical portion is now complete and subject to final approval.

Thank you,