



# Edward J. Cuhaci and Associates Architects Inc.

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April 18, 2024

2015-6.7.01

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

Attention: Mr. Jacques Lavictoire  
Gestionnaire de Projets  
[lavici@ecolecatholique.ca](mailto:lavici@ecolecatholique.ca)

Re: École élémentaire catholique Horizon-Jeunesse Addition – Phase 3  
349 Olmstead Street, Ottawa  
**Substantial Performance Certificate**

Dear Sir

Further to the application for Substantial Performance dated April 18, 2024 from 6739741 Canada Inc. /DMJ Gestion Management, enclosed please find the Certificate of Substantial Performance of the Work regarding the above-noted project.

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

Contract Amount as per Payment Certificate No. 9 was \$1,826,040.89, inclusive of authorized changes.

\$1,000,000.00 @ 3%	\$30,000.00
\$826,040.89 @ 2%	\$16,520.82
<b>TOTAL</b>	<b>\$46,520.82</b>

Financial criteria balance to achieve Substantial Performance: **\$46,520.82**

Incomplete work as of Payment Certificate No. 9: **\$21,373.55**

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

Criteria No. 2 has been met. Occupancy Permit was achieved on March 04, 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 to provide outstanding documents no later than September 31, 2021.

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

Sincerely

  
Jerzy Jurewicz, OAA, AIA

Enclosures

Cc: Tomothy Mac Donald-Plante, 6739741 Canada Inc. /DMJ Gestion Management

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

*Construction Act*

**OTTAWA**

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

**349 OLMSTEAD STREET, OTTAWA, K1L 7K2 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 HORIZON-JEUNESSE, PHASE 3**

(short description of the improvement)

to the above premises was substantially performed on **March 15, 2024**

(date substantially performed)

Date certificate signed: **April 18, 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. /DMJ**

Name of contractor: **Gestion Management  
57 route 105, unité 200**

Address for service: **Chelsea, QC, J9B 1L3**

Name of payment certifier (where applicable): **Jerzy Jurewicz, OAA, AIA,  
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:

**PART OF LOTS D, E, F, G, H, AND I REGISTERED PLAN 381 CITY OF OTTAWA**

(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)



March 7, 2024

2015-6.5-PC-09.doc

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

**Attention: Jacques Lavictoire**

**Re: École élémentaire catholique Horizon-Jeunesse – Phase 3  
349 Olmstead Street, Ottawa, Ontario  
Payment Certificate No 09**

Dear Sir,

Please find enclosed our Certificate for Payment #09, 6739741 Canada Inc. /DMJ Management Application for Payment No. 9 pertaining to the construction period ending February 29, 2024, and find the documentation in favour of 6739741 Canada Inc. /DMJ Management, I would appreciate if you could provide us with one copy of the approved payment certificate for our files.

The claim in the amount of **\$13,747.19** (inclusive of the HST) is recommended for your approval. **Prior to the release of payment, the original invoice, copy of the WSIB Certificate and Statutory Declaration from 6739741 Canada Inc. /DMJ Management should be received and verified by your office.**

Sincerely

  
Jerzy Jurewicz, OAA, AIA

Enclosures



**Certificate for Payment #09**

Conseil des école catholique du Centre-Est  
4000 Rue Labelle  
Ottawa Ontario,

date : February 7, 2024  
project : École élémentaire catholique Horizon-Jeunesse  
Phase 3 - 349 Olmstead Street, Ottawa

att : **Jacques Lavictoire**

file : 2015-6.5-PC-09

This is to certify that in accordance with the Letter of Intent dated May 4, 2023, the Contractor

**6739741 Canada Inc. /DMJ Management**

has completed work and delivered products to the Place of Work to the value of \$ 1,804,667.34  
One million eight hundred and four thousand and six hundred sixty-seven Dollars and thirty-four Cents  
( net HST ) to February 29, 2024

The Contractor is entitled to payment of **\$ 13,747.19**

Thirteen thousand and seven hundred forty-seven Dollars and nineteen Cents

( this includes \$ 1,581.54 value added tax ) for work and delivered products to the Place of Work and  
holdback releases due, for the period ending **February 29, 2024** subject to the terms of the Contract and  
as noted below.

**STATEMENT OF ACCOUNT**

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.

1. Original Contract Price ( excluding GST )	\$ 1,474,450.00
2. Authorized Changes to Date	\$ 351,590.89
3. Current Contract Price ( 1 + 2 )	\$ 1,826,040.89
4. Total Certified to Date	\$ 1,804,667.34
5. Lien Holdback ( 10% )	\$ 180,466.73
6. Lien Holdback Released - Previous	\$ 0.00
7. Lien Holdback Released - Current	\$ 0.00
8. Total Holdback - Current ( 5 - 6 - 7 )	\$ 180,466.73
9. Total Certified less Current Holdback ( 4 - 8 )	\$ 1,624,200.61
10. Less Certified Previously ( item 9 from previous Certificate )	\$ 1,612,034.95
11. Net Amount of Contract Price Payable this Certificate	\$ 12,165.66
12. Add HST 13%	\$ 1,581.54
13. Amount Payable this Certificate	\$ 13,747.19

14. Balance Unpaid under the Contract \$ 201,840.28

  
Jerzy Jurewicz, OAA, AIA

- Owner Copy
- Contractor Copy
- Architect Copy

The Contractor, having examined this Statement of Account, finds it correct and acknowledges receipt on

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

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

Contractor **6739741 Canada Inc. /DMJ Management**