



**CERTIFICATE OF SUBSTANTIAL PERFORMANCE
CERTIFICAT D'ACHÈVEMENT SUBSTANTIEL**

| | |
|---|--|
| Contractor (Name and Address) - Entrepreneur (nom et adresse) | Contract No. - N° de contrat |
| | Project No. - N° de projet |
| Description and Location of Work - Description et endroit des travaux | Effective Date Date d'entrée en vigueur |


AMOUNTS - MONTANTS

| | | |
|---|---------|----|
| <input type="checkbox"/> Authorized Contract Amount to Date Montant autorisé du contrat à ce jour | | \$ |
| 2 <input type="checkbox"/> Less Total to be Retained (as per Attached List) Moins total à retenir (selon la liste ci-jointe) | | \$ |
| 3 <input type="checkbox"/> Gross Amount Payable Montant brut payable | (1 - 2) | \$ |
| <input type="checkbox"/> Assessments (as per Attached List) Imputation des frais et dommages (selon la liste ci-jointe) | | \$ |
| <input type="checkbox"/> Previous Payments (Net Amount to Date of Previous Progress Report) Paiements antérieurs (Montant net à la date du Rapport progressif antérieur) | | \$ |
| <input type="checkbox"/> Total Deductions Déductions totales | (4 + 5) | \$ |
| <input type="checkbox"/> Contract Amount Payable Montant du contrat payable | (3 - 6) | \$ |
| <input type="checkbox"/> Applicable Taxes Taxes applicables | | \$ |
| <input type="checkbox"/> Amount of Security Deposit Not Returned to Contractor Montant du dépôt de garantie non retourné à l'entrepreneur | | \$ |

INSPECTION

The undersigned certify that the work has been inspected and is complete except the portion of work described on the attached list. Les soussignés attestent que les travaux ont été inspectés et sont achevés sauf pour ce qui est de la partie des travaux énumérés sur la liste ci-jointe.

ARCHITECTURAL - PWGSC or Consulting Architect - ARCHITECTURE - TPSGC ou Architecte-conseil

| | | |
|-------------------------------------|---|------|
| Position or Title Poste ou titre |  | Date |
| Representing Représentant | | |

CIVIL - PWGSC or Consulting Civil Engineer - GÉNIE CIVIL - TPSGC ou ingénieur conseil - génie civil

| | | |
|-------------------------------------|-------|------|
| Position or Title Poste ou titre | _____ | Date |
| Representing Représentant | | |


ELECTRICAL - PWGSC or Consulting Electrical Engineer - ÉLECTRICITÉ - TPSGC ou ingénieur conseil en électricité

| | | |
|-------------------------------------|-------|------|
| Position or Title Poste ou titre | _____ | Date |
| Representing Représentant | | |

MECHANICAL - PWGSC or Consulting Mechanical Engineer - MÉCANIQUE - TPSGC ou ingénieur conseil en mécanique

| | | |
|-------------------------------------|-------|------|
| Position or Title Poste ou titre | _____ | Date |
| Representing Représentant | | |

CONTRACTOR - ENTREPRENEUR

| | | |
|-------------------------------------|--|------|
| Position or Title Poste ou titre |  | Date |
| Representing Représentant | | |

ACCEPTANCE OF WORK - ACCEPTATION DES TRAVAUX

I certify that the work is substantially complete except for the portions described on the attached list. Certified pursuant to Section 34 of the Financial Administration Act. Je certifie que les travaux sont suffisamment achevés, sauf pour les parties des travaux énumérés sur la liste ci-jointe. Certifié en vertu de l'article 34 de la Loi sur la gestion des finances publiques.

_____ Departmental Representative - Représentant ministériel

_____ Date

4900 Yonge St - Sub Project 2.0 - 13th Floor ONLY - DEFICIENCY LIST

| # | Title | Type | Description | Assignee Company | Assignee Name | Deficiency Item Manager | Creator | Date Created | Due Date | Date Closed | Closed By | Location | Trade | Ball In Court | Status | Reference | Priority | Cost Impact | Schedule Impact | Schedule Impact Days |
|----|---|------------|---|--|---------------------------------|-------------------------|------------|--------------|------------|-------------|------------|-------------------------------|------------|---|--------|-----------|----------|-------------|-----------------|----------------------|
| 1 | Outstanding drywall work | Deficiency | Complete as noted in NORRs deficiencies report | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/27/2023 | Adam Zizek | 13 floor>13N02 - Meeting Room | | | Closed | | | \$0.00 | N/A | |
| 2 | Missing face plates on data receptacles for all rooms on the PH floor | Deficiency | General comment for all rooms and meeting rooms; face plates to be installed on all data receptacles | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 12/11/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 3 | Reinstall blinds in PSC office | Deficiency | Reinstall existing blinds in the PSC office (13N16) | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/27/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 4 | Paint drips on carpet and wall trim | Deficiency | General comment for carpet and wall base transition; remove and clean paint drips on carpet and wall trim | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/30/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 5 | Clean, caulk and paint touchup on all wood base trim and window mullions | Deficiency | General comment for wood wall base and window mullions; clean caulk and touchup throughout the PH floor | Centre Core Painting and Decorating Ltd. | Lesley Eccles | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/30/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 6 | Complete work on kitchen in CSPS student lounge (13N10) | Deficiency | | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/30/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 7 | Missing door stop in PSC focus room | Deficiency | General note GC to confirm all doors have all required hardware | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/27/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 8 | Fix lifted carpet in PSC office (13N11/13N12) | Deficiency | | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/30/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 9 | Paint new mullion cover in CSPS office swingspace | Deficiency | | Urbacon Buildings Group Inc. | Glenn Catantan | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/30/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 10 | Install window blinds along perimeter windows. Blinds have been installed, Urbacon to adjust observed crooked fixed shade panel as noted during deficiency review walk through. | Deficiency | Elite Pro to ensure all window shades are all installed per mock up | ELITE PRO SHADING SYSTEMS | Joseph Carione | Adam Zizek | Adam Zizek | 12-Dec-23 | 20-Dec-23 | | | 13 floor | Elite Pro | Elite Pro | OPEN | | | \$1,000.00 | N/A | |
| 11 | Diffusers in 13N16 AUX Office have not been replaced with new as specified. | Deficiency | | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 12/4/2023 | 12/5/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 12 | Thermostat EX VAV 8N not located in 13N11 but in adjacent 13N12. Provide clarification for placement of thermostat. | Deficiency | Existing wiring not long enough to relocated to 13N11 | Morningstar Hospitality Services Inc. | Paul Rosseau Angelena Bowley | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | | | 13 floor | | Paul Rosseau (Morningstar Hospitality Services Inc.) Angelena Bowley (Morningstar Hospitality Services Inc.) | Info | | | \$0.00 | N/A | |
| 13 | Return missing in the following areas: 13N19 E-Testing Room, 13N04 Storage, 13N05 Training Room, 13N11 Focus Room. | Deficiency | Return air grills to be installed as shown on drawing M-7 | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/27/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 14 | Linear diffusers are generally closed in most areas, leading to excess noise and HVAC issues, ensure all linear diffusers are fully open and balance air quantities at the duct takeoff not diffuser. | Deficiency | | Urbacon Buildings Group Inc. | Adam Zizek | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | 11/27/2023 | Adam Zizek | 13 floor | | | Closed | | | \$0.00 | N/A | |
| 15 | Crooked outlets/light switches | Deficiency | There are (7) crooked/slanted outlets and (1) crooked/slanted light switch needing attention, they have been marked up on the attached drawing and labeled with blue tape on site | MultiTech Trades Corp. | George Sherrer | Adam Zizek | Adam Zizek | 11/28/2023 | 12/1/2023 | 12/1/2023 | Adam Zizek | 13 floor | Electrical | | Closed | | | \$0.00 | N/A | |

| Outstanding Work | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------|---|------------------------|---------------------------------|-------------------------|------------|--------------|------------|-------------|-----------|----------|----------------|---|--------|-----------|----------|-------------------|--|----------------------|
| # | Title | Type | Description | Assignee Company | Assignee Name | Deficiency Item Manager | Creator | Date Created | Due Date | Date Closed | Closed By | Location | Trade | Ball In Court | Status | Reference | Priority | Cost Impact | Schedule Impact | Schedule Impact Days |
| 1 | Install additional escutcheon plates on sprinkler heads | Incomplete work | Scope required due to Abatement | Applewood | Jimmy | Adam Zizek | Adam Zizek | 11/27/2023 | 11/30/2023 | | | 13 floor | | Adam Zizek (Urbacon Buildings Group Inc.) | Closed | | | \$0.00 | N/A | |
| 2 | Abatement Kitchen Backsplash | Incomplete work | Scope required due to Abatement | Applewood | Jimmy | DV | DV | 08-Dec-23 | 20-Dec-23 | | | 13 floor | Glazing | | Closed | | LOW | \$0.00 | N/A | |
| 3 | Abatement Kitchen Sink and Faucet Install | Incomplete work | Scope required due to Abatement | Morning Star | Paul Rosseau Angelena Bowley | DV | DV | 08-Dec-23 | 20-Dec-23 | | | 13 floor | Mech | | Closed | | MED | \$0.00 | N/A | |
| 4 | Abatement Kitchen Accessories Install | Incomplete work | Scope required due to Abatement | Urbacon | Jacques Cloutier | DV | DV | 08-Dec-23 | 20-Dec-23 | | | 13 floor | Accessories | | OPEN | | MED | \$100.00 | N/A | |
| 5 | Kitchen Lamination CCN 013 | Incomplete work | Scope Added per PSPC request | Salzburg | Mike Murgulis | DV | DV | 08-Dec-23 | 15-Dec-23 | | | 13 floor | millwork | | Closed | | MED | \$0.00 | N/A | |
| 6 | Additional Sprinkler Head CCN 015 | Incomplete work | Add head due to PSPC request and BLD code requirements | Vipond | Ryan | DV | DV | 08-Dec-23 | 15-Dec-23 | 11-Dec-23 | DV | 13 floor | sprinkler | | Closed | | | \$0.00 | N/A | |
| 7 | Switch Existing Exit Sign to Running Man CCN 017 | Incomplete work | Due to BLD Inspector Request | MultiTech Trades Corp. | George Sherrer | DV | DV | 08-Dec-23 | 15-Dec-23 | 11-Dec-23 | DV | 13 floor | electrical | | Closed | | | \$0.00 | N/A | |
| 8 | Window Mullion Clean Up | Incomplete work | General comment for window mullion cover. Clean, and touch-up radiator paint marks on window mullion. 2023-12-12- Urbacon will include the cleaning of window mullions to remove excess paint spray observed on the mullions along perimeter radiators during their general cleaning before turning the space over to the client. | Urbacon | NORR | DV | DV | 12-Dec-23 | 15-Dec-23 | 14-Dec-23 | AZ | 13 floor | Painter | | Closed | | | \$0.00 | N/A | |
| 9 | Carpet at Floor Expansion Joint | Incomplete work | Urbacon to provide recommendation to address carpet adhesion and transition at expansion joint trim. | Urbacon | NORR | DV | DV | 12-Dec-23 | 20-Dec-23 | | | 13 floor | Urbacon / Page | | Info | | | \$0.00 | N/A | |
| | TA 005 | | Carpenter Hours | | | | | | | | | | | | | | | \$0.00 | progress bill #6 will capture upto 20th Dec 2023 | |
| | | | Labourer Hours | | | | | | | | | | | | | | | \$0.00 | progress bill #6 will capture upto 20th Dec 2023 | |
| | | | Parking for Bin | | | | | | | | | | | | | | | \$0.00 | progress bill #6 will capture upto END of Dec 2023 | |
| | TA 006 | | Night Shift Supervisions | | | | | | | | | | | | | | | \$0.00 | progress bill #6 will capture upto 20th Dec 2023 | |
| Total Value of Incomplete Work and Deficiencies | | | | | | | | | | | | | | | | | | \$1,100.00 | | |

Substantial Completion Calculation

| | |
|--|---|
| i. 3 percent of the first \$500,000; | 15,000.00 |
| ii. 2 percent of the next \$500,000; and | 10,000.00 |
| iii. 1 percent of the balance (\$1,265,552.58) | 12,655.53 |
| Total | \$1,265,552.58 Based on the Contract Value of \$2,265,552.58 - 500,000 - 500,000 |
| | 37,655.53 |

GC1.1.4 Substantial performance

- The Work shall be considered to have reached Substantial Performance when
 - the Work or a substantial part thereof has passed inspection and testing and is, in the opinion of Canada, ready for use by Canada or is being used for the intended purposes; and
 - the Work is, in the opinion of Canada, capable of completion or correction at a cost of not more than
 - 3 percent of the first \$500,000;
 - 2 percent of the next \$500,000; and
 - 1 percent of the balance of the Contract Amount at the time this cost is calculated.

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

Construction Act

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

4900 Yonge St., Toronto, ON M2N 6A6

(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:

13th Floor Swing Space for Canada School of Public Service and Public Service Canada

(short description of the improvement)

to the above premises was substantially performed on December 20, 2023 .
(date substantially performed)

Date certificate signed: December 20, 2023

(payment certifier where there is one)

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

Name of owner: Public Works and Government Services Canada

Address for service: 4900 Yonge St., Toronto, ON M2N 6A6

Name of contractor: Urbacon Buildings Group Inc.

Address for service: 750 Lake Shore Blvd. East, Toronto, ON M4M 3M3

Name of payment certifier (where applicable): NORR Architects and Engineers Ltd.

Address: 175 Bloor Street East, North Tower, 15th Floor, Toronto, ON M4W 3R8

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

Public Works and Government Services Canada, 4900 Yonge St., Toronto, ON M2M 6A6

(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)