

May 06, 2024

Chris Carkner
Lor-Issa Construction Inc.
3140 Carp Road
Carp, ON K1Z 8P9

Dear Chris,

**RE: 1480 Riverside Drive, Ottawa, ON
Window and Door Replacement – Phase 1-4
Contract Close-Out**

RJC No. TOR.122353.0008

All parties (CCC 533, Read Jones Christoffersen Ltd., and Lor-Issa Construction Inc) have agreed that the work associated with the Window and Door Replacement 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 and Bonds
- Section 07 92 00 – Building Envelope Sealants
- Section 08 51 13 – Aluminium Windows and Doors
- Section 08 81 00 – Glass and Glazing

Please note that the **Window and Door System, Insulated Glazing Unit and Joint Sealant** Warranties are to be joint warranties by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. The warranty periods are clearly outlined in Specification Section 01 78 36 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.



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 will be scheduled by Read Jones Christoffersen Ltd. During the final walk-through, any deficiencies will be noted.

The holdback will become payable sixty (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, appearing to read 'Patrick Marquis', written over a horizontal line.

Patrick Marquis, MAsc, P.Eng., LEED AP BD+C
Project Engineer
Building Science and Restoration

A handwritten signature in black ink, appearing to read 'Michael Park', written over a horizontal line.

Michael Park, CET, BSS, CAHP
Principal
Building Science and Restoration

PAM/MRP

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 OTTAWA


**1480 RIVERSIDE DRIVE
OTTAWA, ONTARIO**

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

2021 WINDOW AND DOOR REPLACEMENT

to the above premises was substantially performed on **MAY 6, 2024**

Date certificate signed: **May 6, 2024**

.....

(Payment Certifier)

Name of Owner: **CARLETON CONDOMINIUM CORPORATION NO. 533
c/o CONDOMINIUM MANAGEMENT GROUP**

Address of Service: **1480 Riverside Drive
Ottawa, ON K1G 5H2**

Name of Contractor: **LOR-ISSA CONSTRUCTION INC.**

Address for Service: **3140 Carp Road
Carp, ON K0A 1L0**

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

Address: **1545 Carling Avenue, Suite 304
Ottawa, ON, K1Z 8P9**

A. Identification of premises for preservation of liens:

1480 Riverside Drive