



July 26, 2024

2327-6.7.01

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

Attention: MéliSSa Bernard

**Re: Portable Classrooms 2023 – Miscellaneous Schools
Substantial Performance**

Dear Madam,

Further to the application for Substantial Performance dated July 22nd, 2024 from 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. 35 was \$2,003,456.06, inclusive of authorized changes.

\$1,000,000.00 @ 3% =	\$30,000.00
\$1,000,000.00 @ 2% =	\$20,000.00
\$3,456.06 @ 1% =	\$34.56

Financial criteria balance to achieve Substantial Performance: **\$50,034.56**

Deficiencies and incomplete work as of Payment Certificate No. 35 **\$36,894.43**

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

Occupancy Permit was issued on July 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 September 20, 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:



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: May 15, 2024

Project: Portable Classrooms 2023

Attn: Mélissa Bernard

Project No.: 2327

This is to certify that in accordance with the Letter of Intent dated June 22, 2023, the Contractor, **6739741 Canada Inc. / Gestion DMJ Management** has completed work and delivered products to the Place of Work to the value of **\$ 1 966 561,63** (net of HST) One Million, Nine Hundred and Sixty Six Thousand, Five Hundred and Sixty One Dollars, and Sixty Three Cents to March 31, 2024

The Contractor is entitled to payment of **\$ 94 963,57** Ninety Four Thousand Nine Hundred and Sixty Three Dollars and Fifty Seven Cents (this includes \$ 10 925,01 Value Added Tax) for work and delivered products to the Place of Work and holdback releases due, for the period ending **March 31, 2024** subject to the terms of the Contract and as noted below.

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.

STATEMENT OF ACCOUNT

1, Original Contract Price (excluding HST)	\$ 1 875 420,00
2, Authorized Changes to Date	\$ 128 036,06
3, Current Contract Price (1 + 2)	\$ 2 003 456,06
4, Total Certified to Date	\$ 1 966 561,63
5, Lien Holdback (10%)	\$ 196 656,16
6, Lien Holdback Released - Previous	\$ 0,00
7, Lien Holdback Released - Current	\$ 0,00
8, Total Holdback - Current (5 - 6 - 7)	\$ 196 656,16
9, Total Certified less Current Holdback (4 - 8)	\$ 1 769 905,47
10, Less Certified Previously (item 9 from previous Certificate)	\$ 1 685 866,91
11, Net Amount of Contract Price Payable this Certificate	\$ 84 038,56
12, Add Value-Added Tax 13%	\$ 10 925,01
13, Amount Payable this Certificate	\$ 94 963,57
<hr/>	
14, Balance Unpaid under the Contract	\$ 233 550,59

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 Jurewicz, OAA, AIA

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)

920 Parkhaven 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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:

Lot 24, Registered Plan 4R-16396, City of Ottawa; 920 Parkhaven 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)

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)

1445 Duford Drive, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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:

Lot 37, Registered Plan 18, Blocks A and B, City of Ottawa; 1445 Duford Drive, 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)

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)

411 Seyton Drive, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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 M-230, Block H, Registered Plan 4R-69, Parts 1 and 2, City of Ottawa; 411 Seyton Drive, 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)

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)

5473 Abbott Street East, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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:

Block 301, Registered Plan 4M-1084, City of Ottawa; 5473 Abbott Street East, 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)

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)

45 Johnson Drive, Trenton, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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:

45 Johnson Drive, City of Quinte West; 45 Johnson Drive, Trenton, 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)

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)

6401 Renaud Road, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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:
Lots 2 and 3, Concession 3 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa; P.I.N
04404-0429; 6401 Renaud Road, 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)

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)

5315 Abbott Street East, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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 Lot 28, Concession 11, Geographic Township of Goulbourn, City of Ottawa, as Prepared by
Annis, O'Sullivan Vollebekk Ltd.; 5315 Abbott Street East, 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)

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)

1110 Longfields Drive, 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:

Portable classroom

(short description of the improvement)

to the above premises was substantially performed on July 22, 2024

(date substantially performed)

Date certificate signed: July 26, 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, route 105, Unité 200, Chelsea, Québec, J9B 1L3
Edward J. Cuhaci and

Name of payment certifier (where applicable): 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:
Block 5, Registered Plan 4M-1303 and Part of Lot 15 Concession 2 (RF) (Being Part 1 and 2 on Plan 4R-21331), Geographic Township of Nepean, City of Ottawa, as Prepared by Farley, Smith & Denis Sureying Ltd.; 1110 Longfields Drive, 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)