

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

Town Of Ajax , Regional Municipality of Durham
(County/District/Regional Municipality/Town/City in which premises are situated)

555 Beck Crescent, Ajax ON
(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:

Expansion to existing Building including Office
(short description of the improvement)

to the above premises was substantially performed on July 26th, 2024
(date substantially performed)

Date certificate signed: August 2, 2024

(payment certifier where there is one)



DocuSigned by:

Frank Tozzi

5FF71740DE89468...

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

Name of owner: Granite Property Nominee inc.

Address for service: 77 King Street West Suite 4010, P.O. Box 159, Toronto Dominion Center, Toronto, ON M5K1H1

Name of contractor: Cambria Design Build Ltd.

Address for service: 1250 Journey's End Cir Unit 1, Newmarket, ON L3Y 0B9

Name of payment certifier (where applicable): _____

Address: _____

(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:

77 King Street West Suite 4010, P.O. Box 159, Toronto Dominion Center, Toronto, ON M5K1H1

(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)

Deficiencies:

Architectural - Find attached Deficiency sheet with \$ value

Mechanical - Find attached Deficiency sheet with \$ value

Electrical - Mann Electric Transfer Contract for pending scope of work.



DEFICIENCIES REPORT

July 16, 2024

DRR-A01

Project No.
ONBL20-0211

Project Name
Granite REIT – 555 Beck Lighting Manufacturing Expansion

Project Location
Ajax, ON

Date Reviewed
July 11, 2024

Reviewed by
Mansoor Eqrar/ Mireille Kanj

Attention
Frank Tozzi

Company
Granite REIT

Address
555 Beck Crescent, Ajax, ON L1Z 1C9

Distribution

Name	Company / Company Abbr.	Email
Vito Catalano	Town of Ajax Building Inspector	vito.catalano@ajax.ca
Frank Tozzi	Granite REIT	ftozzi@granitereit.com
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Ivan Gonzalez	NORR	ivan.gonzalez@norr.com
Dishank Soni	Cambria Design Build Ltd.	dsoni@cambriadesign.ca
Todd Wilder	Cambria Design Build Ltd.	TWilder@cambriadesign.ca

The following report is a summary of subjects discussed and decisions reached during the conversation.
Please advise of any errors or omissions.

Item	Comments	Status	GC	Cost	GR
1.0	General Deficiencies (All Areas)				
Arch	<div><div>1. Missing rubber base.</div><div>2. Caulking required around the doors.</div><div>3. Deep cleaning needed for mullions, to remove paint.</div><div>4. Missing ACT tiles.</div><div>5. Foam around the mullions at the IMP panel, needs to be cut, caulked, and painted to match. Add trim by IMP installer to match as required.</div><div>6. Paint touch-ups required.</div><div>7. Sprinkler covers missing.</div><div>8. Doorstop missing.</div><div>9. Insulation needed around the sink pipe.</div></div>			<div><div>\$300</div><div>\$400</div><div>\$100</div><div>\$400</div><div>\$200</div><div>\$100</div><div>\$200</div><div>\$100</div></div>	

Total : \$1,800

NORR

	10. Missing door transitions. 11. Scuppers of the canopies at the Manufacturing entrance needs to be painted to match the canopy. 12. Rust observed on some elbows and pipes on the roof. 13. Water observed in multiple areas on the roof; ensure proper sloping. 14. Rectify damaged and deformed scuppers at canopies. 15. All vestibule doors require adjustments to close correctly. 16. Push Buttons for ADO doors are missing.			\$100 \$800 \$100 \$1600 \$200	
2.0	Unit 2	Status	GC	Cost	GR
2.1	Office Space				
Arch	17. Missing ACT tiles. 18. Proper finish needed where drywall meets mullion; trim needs to extend fully (See photo) 19. Missing light fixtures. 20. Missing wall base. 21. An access cover was observed on the carpet (See photo) 22. Missing sink (See photo) 23. Cabinets are misaligned and need adjustment (See photo) 24. Carpet installation in progress. 25. Drywall needs patching. 26. ACT trim around column needs proper cutting and installation (See photo) 27. Mullions need cleaning; paint was observed on the mullions. 28. Missing transition strip between carpet and tile (See photo) 29. Installed aluminum beside the mullions needs adjustment (See photo) 30. Patching needed around the toilet (See photo) 31. Washroom accessories installation in progress. 32. Missing insulation around the sink pipe (See photo) 33. Washroom ceiling needs patching 34. Patching needed around washroom grill (See photo) 35. Missing access panel (See photo) 36. Paint touch-ups needed. 37. ACT trim needs adjustment (See photo) 38. Water not running in the washrooms. 39. Missing doorstops.			\$100 \$100 \$250 \$100 \$1500 \$100 \$100 \$400 \$800 \$100 \$100 \$400 \$100 \$200 \$300 \$100	
2.2	Open Space	Status	GC	Cost	GR
Arch	40. Caulking needed around the doors. 41. Drywall joints are visible and need sanding (See photo) 42. Crack observed in the floor; refer to our review report CRR-A03 2024-05-29 for remediation. 43. Deep cleaning of transition trims needed (See photo) 44. Installed aluminum panel between column and mullions needs to be painted to match (See photo) 45. South door transition needs replacement (See photo)			\$100 \$1900 \$600 \$400 \$100	

Total: \$10,750

NORR

	<p>46. Holes observed in the door need to be filled with grout and painted to match the door color.</p> <p>47. Missing sprinkler cover.</p> <p>48. Structural columns need painting (See photo)</p> <p>49. Scratches observed on the IMP panel on top of the mullion.</p> <p>50. Vapor barrier needs to be cut and the mullions need cleaning (See photo)</p> <p>51. Partition drywall chipped between Unit 2 and 1, needs repainting.</p> <p>52. The columns painted yellow need touch-ups (See photo)</p> <p>53. Overhead doors' relay for all doors not installed.</p> <p>54. Marks observed on IMP panel need cleaning (See photo)</p> <p>55. Rust observed on some columns, needs painting.</p> <p>56. Door latch needs adjustment (See photo)</p> <p>57. Access panel needed to cover the pole lighting junction (See photo)</p> <p>58. The drywall and IMP panel beside the existing building don't seem to be flush as per the drawing. Please provide close-up pictures and ensure that they are installed according to the drawing. Refer to Drawing No. A5-50 – Detail 12.</p>			<p>\$400</p> <p>\$200</p> <p>\$100</p> <p>\$600</p> <p>\$300</p> <p>\$200</p> <p>\$300</p> <p>\$500</p> <p>\$300</p>	
3.0	<u>Unit 1</u>	Status	GC	Cost	GR
3.1	<u>Open Space</u>				
Arch	<p>59. Caulking needed around the doors.</p> <p>60. No electric power during our walk-through.</p> <p>61. Duct leading to office space needs adjustment/ Alignment (See photo)</p> <p>62. Door to office area needs paint touch-ups.</p> <p>63. Paint touch-up needed</p> <p>64. Missing sprinkler cover.</p> <p>65. Foam around the mullion needs to be properly cut, caulked, and painted to match the mullion color.</p>			<p>\$200</p> <p>\$300</p> <p>\$200</p> <p>\$200</p>	
3.2	<u>Office Space</u>				
Arch	<p>66. Carpet installation in progress.</p> <p>67. Missing transition strips between tile and carpet (see photo)</p> <p>68. Foam around the mullion needs to be cut properly, caulked, and painted to match the mullion color.</p> <p>69. Missing sprinkler cover.</p> <p>70. Ducts in the office area need alignment (see photo)</p> <p>71. Mullions need cleaning to remove paint (see photo)</p> <p>72. Missing sprinkler cover in the washroom.</p> <p>73. Caulking needed around the washroom exhaust (See photo)</p> <p>74. Washroom drain cover needs deep cleaning.</p> <p>75. Foam around the electrical room door needs to be cut and caulked properly.</p> <p>76. Paint touch-ups needed.</p>			<p>\$200</p> <p>\$100</p> <p>\$200</p> <p>\$100</p> <p>\$100</p> <p>\$100</p> <p>\$100</p>	

Total : \$4,700

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4.0	Building exterior	Status	GC	Cost	GR
Arch	77. Missing flashing beneath the mullions. 78. Paint observed on some outside panels; cleaning needed (See photo) 79. Paint required for the exit doors and top part (See photo) 80. Exterior panel requires cleaning from marks and paint (See photo) 81. Glass needs cleaning. 82. Gap observed between the office entrance canopies and mullions; adjustment needed (See photo) 83. The outside concrete curb was damaged and needs repair work. (See photo) 84. Caulking needed around the exit doors. 85. Bottom part of the mullion needs cleaning from paint and concrete (See photo) 86. Canopies in manufacturing entrance area need scupper painted to match canopy color for a finished look (See photo) 87. Panel needs clearing of foam (See photo) 88. Existing building wall (existing Tenant side) needs painting and patching to match existing building color. 89. Stairs leading to existing building need safe installation (See photo) 90. Guard rail for stairs not installed.			\$400 \$2500 \$2500 \$200 \$800 \$200 \$100 \$100 \$400	
5.0	Roof	Status	GC	Cost	GR
Arch	91. Access hatch grab bar needs fixing; it is missing screws and is loose (See photo) 92. Water puddle observed in multiple areas; General Contractor to confirm proper sloping of the roof. 93. Safety post is missing. 94. Air buildup observed in roofing membrane (See photo) 95. Rust observed in some pipes and elbows (See photo)			\$800	
6.0	Exterior Works	Status	GC	Cost	GR
Arch	96. Handrail damaged (See photo) 97. Clean black handrail from white marks (See photo) 98. Water puddle observed near Unit 1 Office area (See photo) 99. Marks observed on outside pavers (See photo).			\$1000	

Total: \$ 9,000

All Flooring Deficiencies : \$3,750

Cost for All Deficiencies : \$ 30,000.00

NORR



1. Missing rubber base.



18. Unit 2 - trim needs to extend fully



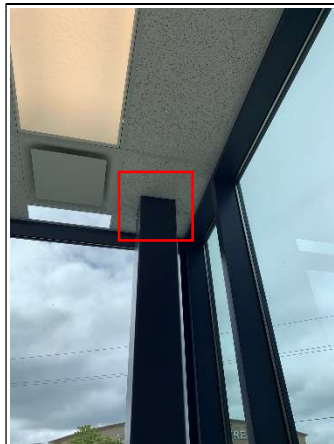
21. An access cover was observed on the carpet



23. Cabinets are misaligned

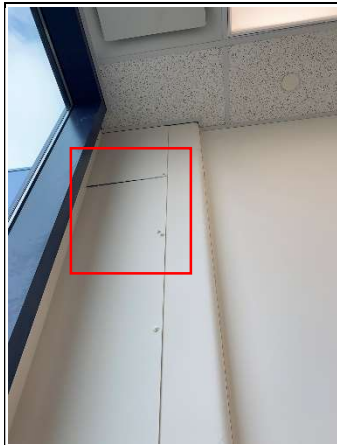


25. Drywall needs patching.



26. ACT trim around column needs proper cutting

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29. IT Room - Installed aluminum beside the mullions needs adjustment



30. Patching needed around the toilet



34. Patching needed around washroom grill



34. Patching needed around washroom grill



35. Missing access panel

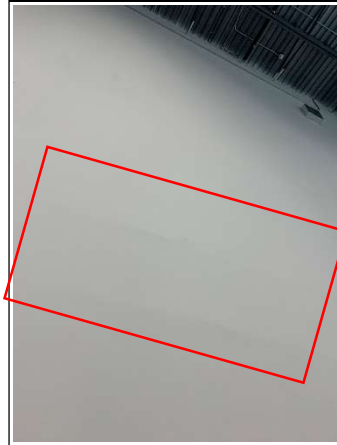


37. ACT trim needs adjustment

NORR



40. Caulking needed around the doors.



41. Drywall joints are visible and need sanding



43. Deep cleaning of transition trims needed



44. Installed aluminum panel between column and mullions needs to be painted to match



45. South door transition needs replacement



48. Structural columns need painting

NORR



49. Scratches observed on the IMP panel on top of the mullion



50. Vapor barrier needs to be cut and the mullions need cleaning



54. Marks observed on IMP panel need cleaning



56. Door latch needs adjustment

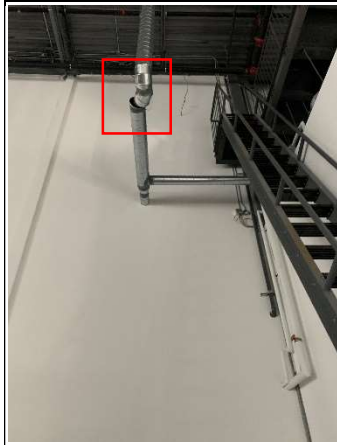


57. Access panel needed to cover the pole lighting junction



51. Partition drywall chipped between Unit 2 and 1, needs repainting.

NORR



61.Duct leading to office space needs adjustment



68.Foam around the mullion needs to be cut properly



70.Ducts in the office area need alignment



74.Washroom drain cover needs deep cleaning



73.Caulking needed around the washroom exhaust



75.Foam around the electrical room door needs to be cut and caulked properly

NORR



77.Missing flashing beneath the mullions



78.Paint observed on some outside panels; cleaning needed



79.Paint required for the exit doors and top part



82.Gap observed between the office entrance canopies and mullions



83.The outside concrete curb was damaged and needs repair work



84.Caulking needed around the exit doors

NORR



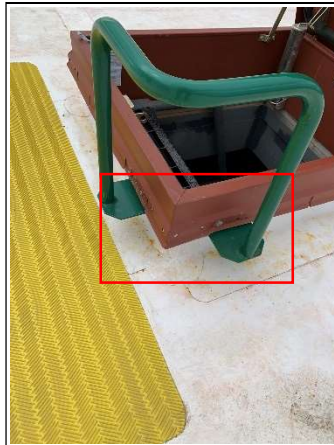
86.Canopies in manufacturing entrance area need scupper painted



88.Existing building wall (existing Tenant side) needs painting



89.Stairs leading to existing building need safe installation



91.Access hatch grab bar needs fixing; it is missing screws and is loose



92.Water puddle observed in multiple areas



92.Water puddle observed in multiple areas

NORR



94. Air buildup observed in roofing membrane



95. Rust observed in some pipes and elbows



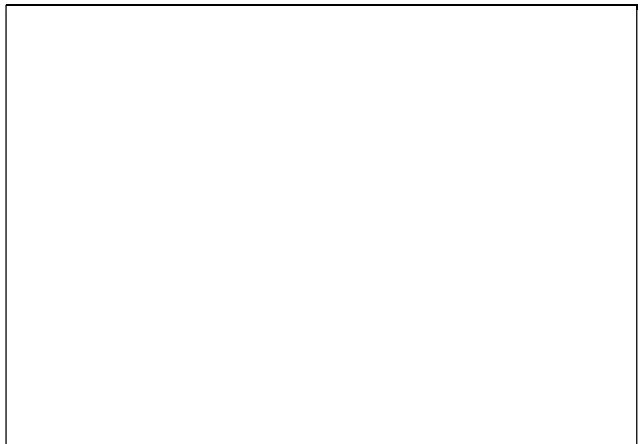
96. Handrail damaged/cleaning needed



99. Marks observed on outside pavers



98. Water puddle observed near Unit 1 Office area



00. Reserved

NORR

Author's Name



Mansoor Eqrar

Issue Date: July 16, 2024



DEFICIENCIES REPORT

July 17, 2024

DRR-M01

Project No. ONBL20-0211	Attention Frank Tozzi
Project Name Granite REIT – 555 Beck Lighting Manufacturing Expansion	Company Granite REIT
Project Location Ajax, ON	Address 555 Beck Crescent, Ajax, ON L1Z 1C9
Date Reviewed July 11, 2024	
Reviewed by Gokulan Vaasuthevan/ Earl Santos	

Distribution		
Name	Company / Company Abbr.	Email
Vito Catalano	Town of Ajax Building Inspector	vito.catalano@ajax.ca
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Douglas Lang	NORR	douglas.lang@norr.com
Mireille Kanj	NORR	mireille.kanj@norr.com
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Mario Winkle	NORR	mario.winkle@norr.com
Ivan Gonzalez	NORR	ivan.gonzalez@norr.com
Dishank Soni	Cambria Design Build Ltd.	dsoni@cambriadesign.ca
Todd Wilder	Cambria Design Build Ltd.	TWilder@cambriadesign.ca

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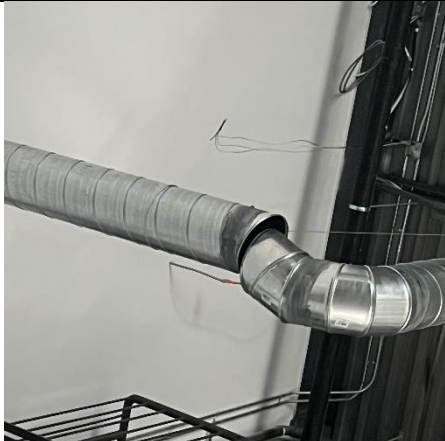
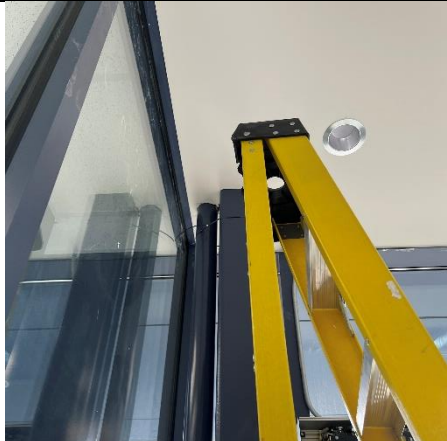

Item	Comments	Status	GC	Cost	GR
1.0	General Deficiencies (All Areas)				
Mech	<div>1. Trap seal primers were not observed to have been installed yet.</div> <div>2. Heat traps for hot water heater installation was not observed.</div> <div>3. Domestic water and sanitary piping for fixtures was not observed to be insulated.</div> <div>4. Domestic cold and hot water was observed to not be functioning in the facility. It was commented that the main valve was closed to complete plumbing work in other parts of the facility.</div> <div>5. Storm piping in vestibules were noted to be zip tied to columns.</div>			<div>\$1000</div> <div>\$100</div>	
2.0	Unit 2	Status		Cost	GR
2.1	Office Space				

NORR

Mech	6. Cafeteria counter sink has not been installed yet and no plumbing roughs were observed. 7. Electric baseboard heater in the IT room has not been installed yet. 8. Thermostats for the VAV boxes and RTUs have not been installed yet. 9. Thermostat for EF-7 is not functioning and will be replaced. 10. Return air grilles have not been installed yet. 11. Transfer air for electrical room was not observed to be installed yet. 12. Fire damper for EF-7 ductwork leaving electrical room was not observed.			\$500 \$500 \$500 \$200 \$100 \$200	
3.0	<u>Unit 1</u>	Status	GC	Cost	GR
3.1	<u>Open Space</u>				
Mech	13. Ductwork for universal washroom was disconnected at high level. 14. Electric base board heater in Janitor room has not been installed yet. 15. Hot water heater pan drain above janitor room is not installed yet.			\$100 \$500 \$200	
3.2	<u>Office Space</u>				
Mech	16. Thermostats have not been installed yet				
5.0	<u>Roof</u>	Status	GC	Cost	GR
Mech	17. Gas piping on roof was observed to have been installed but not fully painted. 18. The non-painted gas piping elbows were observed to have rust. 19. Gas piping on roof was observed to not be fully supported. Some of the supports appeared to be loose and have inconsistent spacing. 20. Water was seen pooling on the roof in areas besides by the roof drains.			\$200 \$200 \$200	

Total : \$4500

NORR

			
1. Unpainted gas piping with rusted elbows		2. Unevenly spaced and loose gas piping supports	
			
3. Disconnected washroom exhaust		4. Vestibule storm piping zip tied to column	
			
5. Plumbing fixture without piping insulation			

NORR



Gokulan Vaasuthevan

Issue Date: July 17, 2024



DEFICIENCIES REPORT

July 16, 2024

DRR-E01

Project No.
ONBL20-0211

Project Name
Granite REIT – 555 Beck Lighting Manufacturing Expansion

Project Location
Ajax, ON

Date Reviewed
July 12, 2024

Reviewed by
Maryam Sadat

Attention
Frank Tozzi

Company
Granite REIT

Address
555 Beck Crescent, Ajax, ON L1Z 1C9

Distribution

Name	Company / Company Abbr.	Email
Vito Catalano	Town of Ajax Building Inspector	vito.catalano@ajax.ca
Frank Tozzi	Granite REIT	ftozzi@granitereit.com
Douglas Lang	NORR	douglas.lang@norr.com
Mireille Kanj	NORR	mireille.kanj@norr.com
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Ivan Gonzalez	NORR	ivan.gonzalez@norr.com
Dishank Soni	Cambria Design Build Ltd.	dsoni@cambriadesign.ca
Todd Wilder	Cambria Design Build Ltd.	TWilder@cambriadesign.ca

The following report is a summary of subjects discussed and decisions reached during the conversation.
Please advise of any errors or omissions.

Item	Comments	Status	GC	Cost	GR
1.0	General Deficiencies (All Areas)				
Elec	<div><div>1. Some of the house circuit breakers have been used for the tenant panel boards as a temporary solution for the shipment delay.27 breakers in whole building are missing and will be at site on July 27, 2024.</div><div>2. For all panels limacoid label and panel schedules needs to be provided.</div><div>3. Coordination study and Ach flash study to be provided as per Electrical specifications.</div><div>4. ESA report to be submitted for review.</div><div>5. Exterior wall pack lights that are not on to be remediate.</div></div>				

NORR

2.0	Unit 2	Status		Cost	GR
2.1	<u>Office Space & Open Space</u>				
Elec	6. Some lights need to be aligned. 7. Lighting control devices installation is not completed yet. 8. Some of the breakers in panels are missing because of leading time issue. 9. RTUs and Exhaust Fans controls are not completed yet. 10. Vestibule Door operators power connection is in progress. 11. Offices outlets installation and wiring in progress, some of the labels are missing. 12. Baseboard heater in IT room hasn't been installed yet.				
3.0	Unit 1	Status	GC	Cost	GR
3.1	<u>Office Space & Open Space</u>				
Elec	13. Exhaust Fans final connections are in progress. 14. Vestibule Door operator power connection is in progress. 15. Exit sign, Emergency and Normal lightings installation has not started yet. 16. RTUs final connections are in progress. 17. Dock door leveler and restraint and Traffic lights are in progress. 18. Lighting and lighting control installation in washroom are in progress. 19. EV charger stations final connections are in progress. 20. Trailer tug outlet installation hasn't been started yet. 21. Electrical panels, disconnect switch and Transformer installations are in progress. 22. Mechanical equipment in Janitor room hasn't been installed yet.				
4.0	Elec Room	Status	GC	Cost	GR
Elec	23. Main breakers (Schneider) locks (for Unit -1 and Unit-2) at Existing Switchboard will be installed after receiving.				

NORR

	
1. Unit-2 Mech equipment control	2. Unit-2 temporary breakers use
	
3. Unit-2 lighting control in progress	4. Unit-2 Ex-fan installation in progress
	
5. Unit-1 Mechanical equipment installation	6. Unit-1 Dock door installation

NORR

	
7. Unit-1 Lighting and lighting control installation haven't been started	
	
8. Unit-1 Electrical panels installation in progress	
	
9. Missing locks for breakers at existing switchgear	
	
10. Missing labels for Electrical equipment(typ)	

Author's Name

Maryam Sadat

Issue Date: July 17, 2024



1250 Journey's End Circle, Unit # 1
Newmarket, Ont. L3Y 0B9
PH: (905) 830-6026 FAX: (905) 830-6027

Cambria Design Build Ltd.

Mann Electric Contract Transfer

Project: Granite Beck
Location: 555 Beck Cre. Ajax
Date: 24-Jul-24

Cambria Job #: 3859
Cambria Contact: Dennis Bacon
Client: Granite Beck

Scope of Work:

Contract Transfer

		Transfer Over Amount/Pending Contract	
1	PCCO - 3859 -021 - Main Contact - Base Building		\$129,331.76
2	Part 4 Cost Unit 2 - Electrical		\$15,370.66
3	Part 5 Cost Base Building Electrical Alteration		\$13,112.20
4	Transfer Over Amount Sub Total		\$157,814.62
5	Holdback on Invoiced Amount		\$83,034.58
Total Contract Transfer Amount Including HB			\$240,849.20

Note:	
Transfer over amount is including with the Holdback	
Invoiced amount till June will be paid once funded	

Name: Peter Zimmermann

Signature: 

Cambria CO/PO nu.	Scope Of Work	Mann Electric Amount	Invoice date	Invoice Amount	Billed Invoice %	Hold Back Amount	Payment Status
PCCO - 3859-021	Main Contract - Base Building	\$ 646,658.80					
			1-Dec	\$ 64,665.88	10%		Paid
						\$ 6,466.59	
			12-Feb	\$ 129,331.76	20%		Paid
						\$ 12,933.18	
			11-Mar	\$ 129,331.76	20%		Paid
						\$ 12,933.18	
			1-Apr	\$ 129,331.76	20%		Paid
						\$ 12,933.18	
			22-May	\$ 64,665.88	10%		Paid
						\$ 6,466.59	
			Total Invoiced Till End of June				
				\$ 517,327.04	80%	\$ 51,732.70	
			Credit CO to Granite Beck including Holdback				
				\$ 129,331.76	20%		
CO#11	Main Service Change						
		\$ 50,968.00	1-Nov	\$ 50,968.00	100%		Paid
						\$ 5,096.80	
CO#32	Part 4 Cost Unit 2 - Electrical						
		\$ 153,706.64					
			9-Apr	\$ 46,111.99	30%		Paid
						\$ 4,611.20	
			22-May	\$ 46,111.99	30%		Paid
						\$ 4,611.20	
			30-Jun	\$ 46,111.99	30%		In June Payment
						\$ 4,611.20	
			Total Invoiced Till End of June				
				\$ 138,335.98	90%	\$ 13,833.60	
			Credit CO to Granite Beck including Holdback				
				\$ 15,370.66	10%		

CO#34	Part 5 Cost Base Building Electrical Alteration						
		\$131,122.00					
			9-Apr	\$ 39,336.60	30%		Paid
			22-May	\$ 39,336.60	30%	\$ 3,933.66	Paid
			30-Jun	\$ 39,336.60	30%	\$ 3,933.66	In June Payment
						\$ 3,933.66	
			Total Invoiced Till End of June				
				\$ 118,009.80	90%	\$ 11,800.98	
			Credit CO to Granite Beck including Holdback				
				\$13,112.20	10%		
CO#40	Unit#2 Additional Scope						
		\$ 5,705.00					
			22-May	\$ 5,705.00	100%		
						\$ 570.50	
Mann Electric							
	Scope Of Work	Contract Amount	Total Invoiced End Of June		Billed Invoice %	Holdback on invoiced amount	Credit CO to Granite Beck including Holdback
PCCO - 3859-021	Main Contract - Base Building	\$ 646,658.80	\$ 517,327.04		80%	\$ 51,732.70	\$ 129,331.76
CO#11	Main Service Change	\$ 50,968.00	\$ 50,968.00		100%	\$ 5,096.80	\$ -
CO#32	Part 4 Cost Unit 2 - Electrical	\$ 153,706.64	\$ 138,335.98		90%	\$ 13,833.60	\$ 15,370.66
CO#34	Part 5 Cost Base Building Electrical Alteration	\$ 131,122.00	\$ 118,009.80		90%	\$ 11,800.98	\$ 13,112.20
CO#40	Unit#2 Additional Scope	\$ 5,705.00	\$ 5,705.00		100%	\$ 570.50	\$ -
	Total	\$ 988,160.44	\$ 830,345.82			\$ 83,034.58	\$ 157,814.62
Cambria Credit CO to Granite Beck including Holdback		\$ 157,814.62					
Cambria to Pay when its funded - Total Holdback end of June		\$ 83,034.58					