

FORM 6
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Lien Act

City of Ottawa

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

1354 Carling Avenue, Ottawa, ON, K1Z 0C9 and 820 Archibald Street, Ottawa, ON, K1Z 0E1

(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:

20 storey and 8 storey - Residential towers which consist of 404 units, 2 underground parking levels with amenities such as roof top terrace and gym.

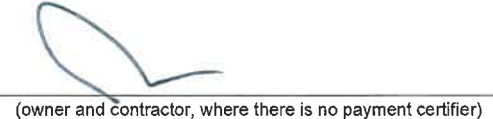
(short description of the improvement)

to the above premises was substantially performed on August 30th, 2024

(date substantially performed)

Date certificate signed: September 10, 2024


(payment certifier where there is one)


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

Name of owner: Holloway Lodging Limited Partnership

Address for service: 168 Hobsons Lake Drive, Suite 300, Beechville, Nova Scotia, B3S 0G4

Name of contractor: Reliance Construction of Canada Ltd.

Address for service: 450-55 Metcalfe Street, Ottawa, ON, K1P 6L5

Name of payment certifier (where applicable): N/A

Address: _____

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
PART OF BLOCKS 6 AND 7 REGISTERED PLAN 221
AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 1 (OTTAWA FRONT) AND CONCESSION A (RIDEAU FRONT)
Closed by By-Law 231-66, Inst. CR511589
Geographic Township of Nepean
CITY OF OTTAWA
Part of PIN 04002-0266
Parts 1, 2, 3, 4, 5, 6, 7 and 8 Plan 4R-35263

(where liens attach to premises, reference to lot and plan number or instrument registration number)

- ☐ B. Office to which claim for lien must be given to preserve lien:

(where liens do not attach to premises)



Certificate of Substantial Performance
1354 Carling Phase 1 – Building C & E
August 30, 2024

APPLICATION FOR CERTIFICATE OF SUBSTANTIAL PERFORMANCE

TO: Holloway Lodging Limited Partnership
168 Hobsons Lake Drive, Suite 300
Beechville, Nova Scotia, B3S 0G4

ATTN: Marty Ounanian

RE: 1354 Carling Avenue, Ottawa, ON, K1Z 0C9 and 820 Archibald Street, Ottawa, ON, K1Z 0E1

We the undersigned have determined that: 1354 Carling Phase 1 - Building C & E, located at 1354 Carling Avenue, Ottawa, ON, K1Z 0C9 and 820 Archibald Street, Ottawa, ON, K1Z 0E1 meets the requirements for Substantial Performance as outlined in Chapter C.30 of the Construction Lien Act, R.S.O. 1990 and CCDC5B Contract between Reliance Construction of Canada Ltd ("Reliance") and Holloway Lodging Limited Partnerships.

1354 Carling Phase 1 - Building C & E is substantially performed as of August 30, 2024.

The financial requirements for substantial performance under the Construction Lien Act are as follows:

| | | |
|---|------------------------------------------------------------------------------|--------------|
| - | 3% of the first \$500,000.00 of Total Contract Value of \$64,821,126.40: | \$15,000.00 |
| - | 2% of the next \$500,000.00 of Total Contract Value of \$64,821,126.40: | \$10,000.00 |
| - | 1% of the balance of Total Contract Value (\$63,821,126.40 as of 31-Jul-24): | \$638,211.26 |

TOTAL: \$663,211.26

The estimated value of incomplete work including deficiencies is as follows:
(As shown on the attached cost breakdown)

TOTAL: \$203,500.00

Based on the calculations above, and definitions in the Construction Lien Act, substantial performance of the contract has been achieved. This letter serves as Reliance's written application for the Certificate of Substantial Performance to be reviewed and signed.

Enclosed with this letter are the Field Reports from Geigor et Huot (Architect), Desjardins (MEP Consultant) and EXP (Building Envelop Consultant), as well as the Architect's Certificate of Substantial Completion.

Performance of the balance of the contract is in process and completion is scheduled for September 30, 2024.

Best Regards,

Daniel Proulx
Vice President
Reliance Construction of Canada Ltd.

**Estimated value of remaining work / deficiencies / Project Close-outs
@ August 30th, 2024**

Date issued: 30-Aug-24
Revision #: 0
Date Revised: N/A

Project: 1354 Carling Avenue, Ottawa, ON, K1Z 0C9 and 820 Archibald Street, Ottawa, ON, K1Z 0E1

| Division | Reliance Cost Code | Description | Trade Name | Estimated value of remaining work / deficiencies @ August 30th, 2024 | Amount held for not submitting Close Out Documents |
|------------------|--------------------|----------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------|----------------------------------------------------|
| Div 1 | | General Conditions | | | |
| | 01000 | CM Fee / Administration / general conditions / RCCL labour | RCCL | \$ 30,000.00 | \$ 20,000.00 |
| | 1707.00 | Exterior Window Cleaning | FR-13 | \$ 44,000.00 | |
| Div 2 | | Site Work | | | |
| | 02800d | Exterior steel railings at stairs, ramps and retaining walls (galvanized) | RAG | \$ 1,500.00 | |
| | 02800e | Lawn Sprinklers - Irrigation Outaouais | Irrigation Outaouais | | \$ 1,500.00 |
| Div 6 | | Wood and Plastics | | | |
| | 06300 | Millwork - Kitchens/Vanities - Classique and IDP | IDP | | \$ 1,000.00 |
| Div 7 | | Thermal & Moisture | | | |
| | 07100 | Foundation / Podium Waterproofing & Insulation - Duron | Duron | | \$ 1,500.00 |
| | 07180a | Traffic Topping P1 & Ramps | Groupe Lefebvre | | \$ 1,500.00 |
| | 07400a | Roofing & Sheet Metal - Covertite | Covertite | \$ 5,000.00 | \$ 2,500.00 |
| | 07400b | Roof Terrace Pavers - Northstone | Northstone | | \$ 1,500.00 |
| | 07460b | Metal siding/metal panels/semi rigid insulation/Roof Screen Cladding (RML) | RML | \$ 15,000.00 | |
| Div 8 | | Doors & Windows | | | |
| | 08500 | Window Wall System | Matrex | \$ 7,500.00 | |
| | 08600 | Balcony Railings - RAG | RAG | \$ 5,000.00 | |
| Div 9 | | Finishes | | | |
| | 09200 | Drywall Complete Package | Serco | \$ 30,000.00 | \$ 5,000.00 |
| | 09300d | Ceramic tiling installation work for Common areas - 9477-4445 | 9477-4445 Quebec Inc. | | \$ 1,000.00 |
| | 09600 | Resilient Flooring - Apartments & common areas - Tapis National | Tapis National | \$ 5,000.00 | |
| | 09900 | Painting | Chabel | \$ 20,000.00 | |
| Div 15 | | Mechanical | | | |
| | 15500 | Fire Protection/Sprinkler - Vipond | Vipond | | \$ 5,000.00 |
| Sub-Total | | | | \$163,000.00 | \$40,500.00 |
| Total | | | | \$203,500.00 | |