

September 13, 2024

Christian Rossi  
Cordeiro Roofing LTD  
88 Horner Avenue,  
Etobicoke, ON M8Z 5Y3

Dear Christian Rossi

**RE: Taylor Creek Public School – Siporex Deck and Roof Replacement RJC No. TOR.130243.0008**  
**644 Warden Ave., Scarborough, ON M1L 3Z3**  
**Contract Close-Out**

All parties parties (i.e Toronto District School Board, Read Jones Christoffersen Ltd., and Cordeiro Roofing LTD.) have agreed that the work associated with the Siporex Deck and Roof Replacement at TDSB Taylor Creek Public Creek 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 as-built 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 42 13 – Preformed Metal Panels
- Section 07 51 13 – Built-up Roofing
- Section 07 92 00 – Building Envelope Sealant
- Section 09 51 13 – Acoustical Panel Ceilings and Suspension Systems

Please note that the roofing system warranty is to be a joint warranty by the Contractor and Supplier. Please submit a certificate signed by the Contractor and Supplier 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 as-built drawings for the work performed as part of the Contract. If a clean set of drawings is required for as-built drawing purposes, please let RJC know.

A final walk-through inspection is scheduled on September 17, 2024. Upon completion of all finishing work and rectification of any noted deficiencies.

The holdback will become payable (60) days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication, as-built drawings, 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 as-built drawings will be provided prior to the holdback invoice becoming due else appropriate adjustments will be required to invoiced amounts.

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.

A handwritten signature in black ink, appearing to be 'K. Fung'.

Kelvin Fung, B.Eng., E.I.T.  
Engineering Intern  
Building Science and Restoration

Reviewed by:

A handwritten signature in blue ink, appearing to be 'Beau Gaudreau'.

Beau Gaudreau, B.A.Sc, P.Eng., LEED® AP  
Principal  
Building Science and Restoration



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 TORONTO**

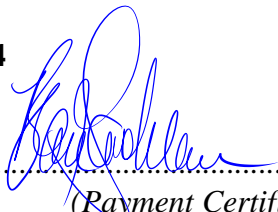
**TDSB TAYLOR CREEK PUBLIC SCHOOL  
644 WARDEN AVENUE  
SCARBOROUGH, ONTARIO  
RJC #TOR.124185.000**

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

**SIPOREX DECK AND ROOF REPLACEMENT**

to the above premises was substantially performed on **August 30<sup>th</sup>, 2024**

Date certificate signed: **September 13<sup>th</sup>, 2024**

.....  
  
(Payment Certifier)

Name of Owner: **Toronto District School Board**  
Address of Service: **5050 Yonge Street, 5th Floor, Toronto,  
ON, M2N 7H1**  
Name of Contractor: **Cordeiro Roofing LTD.**  
Address for Service: **88 Horner Avenue, Toronto, Etobicoke,  
ON, M8Z 5Y3**  
Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**  
Address: **100 University Avenue, North Tower, Suite 400  
Toronto, ON, M5J 1V6**

A. Identification of premises for preservation of liens:

**644 Warden Ave., Scarborough, ON M1L 3Z3**