

1100 – 100 Sheppard Ave. East, Toronto ON, M2N 6N5 416 487 8151 f 416 487 9104 smithandandersen.com

2020-06-29

University Health Network 700 Bay Street, 7th Floor Toronto, ON M5G 1Z6

Attention: Michael Saynaraine

RE: UHN HILLCREST CENTRE URGENT INFRASTRUCTURE UPGRADES – ELEVATOR MODERNIZATION S+A PROJECT # 18922.001.M.002 UHN RFQ # 110018094 – SUBSTANTIAL PERFORMANCE

Dear Michael:

The certificate of substantial completion (attached to this letter) applies to all work described in the contract documents titled HILLCREST CENTRE URGENT INFRASTRUCTURE UPGRADES – ELEVATOR MODERNIZATION and dated 2020-06-29. The work to which this certificate applies has been reviewed by authorized representatives of the OWNER, CONTRACTOR and ENGINEER and found to be substantially complete and is also the date of commencement of applicable warranties required by the contract documents (excluding items identified on the deficiency list).

The contractor must advertise that the project has been completed in the local construction newspaper. The contractor must also provide proof of the advertisement along with a letter informing the owner and consultant.

The work is hereby declared to be substantially complete according to the contract documents on:

Date: 2020-06-29

The following deficiencies shall be completed by this contractor as follows:

- 1. Deficiencies as noted in attached Elevator, Electrical and mechanical consultant letters.
- 2. Provide final copies of O&M Manuals draft electrical O&M has been submitted for review. Elevator pending.
- 3. Provide copy of all warranty certificates
- 4. As-Built drawings in PDF and CAD format.
- 5. Final TSSA inspection report confirming all outstanding deficiencies have been corrected.

The contractor shall complete or correct all the work on the deficiency list by 2020-07-31 as agreed. Warranties for such items on the deficiency list shall not take effect until the work is completed and the contractor has submitted a letter to the owner stating that the work is complete. Warranty shall

take affect once owner agrees that the work is complete and the owner has signed off on the letter submitted by the contractor.

Yours truly,

SMITH + ANDERSEN

Peter Kastelic P.Eng., LEED Green Associate Associate 18922.001.M.002 - Substantial Performance.docx C.C. N/A



1100 – 100 Sheppard Ave. East, Toronto ON, M2N 6N5 416 487 8151 f 416 487 9104 smithandandersen.com

FORM 6

(County/District or Regional Municipality/City or Borough of Municipality of area in which premises are situated)

(Street address and city, town, etc. or, if there is no street address, the location of the premises) 47 Austin Terrace, Toronto, ON

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

Short description of the improvement

Hillcrest Centre Elevator Modernization

University Health Network RFQ 110018094

to the above premises was substantially performed on

Date substantially performed

2020-07-31

Date Certificate signed 2020-06-29

Smith+Andersen

Engineer:

Name of Owner: University Health Network Address for service of Certificate of Substantial Performance:

Smith + Andersen 100 Sheppard Ave East, Suite 1100 Toronto, Ontario, M2P 2A9

Name of Contractor HN Construction Limited

Address for Service

1270 Finch Avenue West, Toronto, ON

M3J 3J7

Name of Engineer:

Smith and Andersen Consulting Engineering

Address

4211 Yonge Street, Suite 500

Toronto, Ontario M2P 2A9

Office to which claim for lien and affidavit must be given to preserve lien:

UNIVERSITY HEALTH NETWORK LuCliff Place, 700 Bay Street, 7th Floor Toronto, ON M5G 1Z6

18922.001.M.002.spc001.docx



CONVEYING SYSTEMS - FINAL REVIEW

PROJECT:	47 Austin Terrace, Toronto	TYPE:	Final inspection
CONTRACTOR:	CEE Elevator	DATE:	June 5, 2020
CONSULTANT:	Marius Gavril	UNIT:	Elevator #1,2

Listed below are deficiencies that should be corrected by the installation contractor under the terms of the project contract. We recommend 20 days as the timeframe for corrective action. The contractor is to attest to the completion of each deficiency by initialing and dating where indicated. If the contractor had any technical questions or concerns on any item, they should be directed to <u>contractor@rooneyirving.ca</u>.

Status	Deficiency Description	Date Corrected; Initials
Common to	all elevators:	
	1. Submittals:	
	 Confirm delivery of six (6) copies of all labeled operation keys to the Owner (Spec 2.37.4); 	
	 Confirm delivery of one set of protective pads to cover all walls, including the front return panel (Spec 2.28.19) 	
	 Provide one hard copy and one soft copy of manufacturer's instructions and operation manual.(Spec 1.12) Include a copy of the registered Design Submission, T.S.S.A. inspection reports and Warranty. 	
	 Please send a digital copy of the above documents to Jeana Stubbert at jstubbert@rooneyirving.ca for review. 	
	2. Provide a fire alarm verification certificate signed by the fire alarm contractor. Complete and submit the verification form included in the specifications (table 2).	
	3. Complete the installation of power emergency generator signals. Perform the Emergency Power operation tests and record them in the MCP logbook. (Spec 2.19)	
	4. Provide three (3) sets of reproducible as-built wiring diagrams. The drawings to be laminated or enclosed in plastic protectors and marked "as-built". (Spec 1.11.2)	
	5. Provide a minimum of one (1) 120 V 15 amp duplex GFCI receptacle in the elevator machine room .	

PROJECT:	47 Austin Terrace, Toronto	TYPE:	Final inspection
CONTRACTOR:	CEE Elevator	DATE:	June 5, 2020
CONSULTANT:	Marius Gavril	UNIT:	Elevator #1,2

Status		Date Corrected; Initials	
	6.	Connect the new equipment (controller, machines, disconnects, etc) to the new grounding busbar installed above controller #2. We noticed that the controller #1 is not connected to the ground.	
	7.	Cut the old pipes on the machine room floor (next to overspeed governor) at the floor level to eliminate any tripping hazard and patch the halls.	
	8.	Remove all parts, fuses, materials stored in controller enclosure.	
	9.	Properly label the phone monitoring enclosure in the machine room.	
	10.	Make operational the emergency light test switch in the cab.	
	11.	Provide missing fire retaining gibs on hall door pannels (e.g. B	
		level – elevator 2).	
	12.	Install missing cover for all cable raceway in the hoistway.	

PROJECT:	47 Austin Terrace, Toronto
CONTRACTOR:	CEE Elevator
CONSULTANT:	Marius Gavril

TYPE:	Final inspection		
DATE:	June 5, 2020		
UNIT:	Elevator #1,2		

Status	Status Deficiency Description 13. Remove the unused old junction box from hoistway between floor 1 and 2.		Date Corrected; Initials
	14.	Install pads on the hoistway beams to protect travelling cables from damage where they make contact with the hoistway equipment or trimmer beams (Spec 2.3.20)	
	15.	Provide data plates on all buffers to Code.	
	16.	Clean the top of counterweight.	
	17.	Provide a crosshead data tag for each car . Provide at least the following information: car sped and capacity.	
	18.	Scrap, clean and paint the following equipment: car top, fascia, car apron, pit metal and buffers.	
	19.	Supply and install all necessary hardware, engineering and software to interface the new elevators with the remote monitoring system. Run data wiring from IT room in basement to the elevator machine room. (Spec section 149000)	
	20.	Confirm that a monitoring system interface is provided for each controller or elevator group . (Spec section 149000)	
	21.	Provide a Lift Net elevator monitoring system as indicated in Section 14900.	
	22.	Adjust flight times in both directions to not exceed 14.5 seconds. Please refer to our recommended performance data at the end of report. If the measured flight times are acceptable for owner, no further actions are required;	
	23.	Address all outstanding TSSA orders and deficiencies.	

PROJECT:	47 Austin Terrace, Toronto	TYPE:	Final inspection
CONTRACTOR:	CEE Elevator	DATE:	June 5, 2020
CONSULTANT:	Marius Gavril	UNIT:	Elevator #1,2

Elevators 1:		
	24.	Provide and install missing cover for electrical junction box above the hoist machine.
	25.	The means to adjust the machine brakes should be sealed.
	26.	Properly secure the car top cable trough cover.
	27.	Adjust the hall door equipment to clear the door entrance when on fully open position.
	28.	Adjust the car door panels to avoid scraping aginst each other. Repair the damaged car door skin.

PROJECT:	47 Austin Terrace, Toronto	TYPE:	Final inspection
CONTRACTOR:	CEE Elevator	DATE:	June 5, 2020
CONSULTANT:	Marius Gavril	UNIT:	Elevator #1,2

2	29.	Adjust the rear car door (slow speed panel) to avoid scraping against return.
3	30.	When the hall doors self-closing from any position at lobby level.
3	31.	Replace missing hall door gibs (e.g. floor 3 & 4). Two gibs per door panel should be installed (Spec 2.34.1)
3	32.	Provide maximum runby sign on pit wall in vicinity of counterweight.



PROJECT:	47 Austin Terrace, Toronto	TYPE:	Final inspection
CONTRACTOR:	CEE Elevator	DATE:	June 5, 2020
CONSULTANT:	Marius Gavril	UNIT:	Elevator #1,2

34.	Provide hoistway door unlocking devices at all landings (e.g. missing at landings 2, 3) (Spec 2.24.2)	
35.	Provide crosshead data tag alteration.	
36.	Adjust hall door panels at B level to reduce the reduce the gap between door panels and sill to maximum 10mm, as require by code.	
37.	Foperly secure the weights in the counterweight frame.	
38.	Review the installation of cable for access switch at the B level. The cable is already damaged.	

PROJECT:	47 Austin Terrace, Toronto	TYPE:	Final inspection
CONTRACTOR:	CEE Elevator	DATE:	June 5, 2020
CONSULTANT:	Marius Gavril	UNIT:	Elevator #1,2

Performance Data:

Any measurements found to not reasonably fall within the given parameters are highlighted in red and listed as deficiencies above.

Deverseter	Deguined	Measured		
Parameter	Required	Elev. 12	Elev. 13	
Car Speed UP	150 fpm ±5%	147	149	
Car Speed DOWN	150 fpm ±5%	149	151	
Flight Time UP	≤ 14.8 sec	17.8	18.1	
Flight Time DOWN	≤ 14.8 sec	17.9	18.0	
Average Accel UP	0.05 g	0.05	0.05	
Max Jerk	$\leq 8 f/s^3$	4	4	
Door Stall Force	≤ 30 lb	27	27	

Table Definitions:

Car Speed: The normal maximum running speed of the elevator, measured in feet per minute.

Flight Time: The time elapsed for an elevator to serve two consecutive floors, measured from the time the elevator doors begin to close until they are 3/4 open at the next floor.

Average Acceleration: The average acceleration experienced in the car when approaching top speed, measured as gravity - g. The acceleration measurement is compared to a suggested value which is dependent on the type of elevator system - hydraulic, geared or gearless.

Maximum Jerk: The maximum change in acceleration experienced in the car over the ride including start, acceleration, deceleration and stop. Jerk is measured in feet per second (cubed). The Jerk measurement is compared to a suggested value which is dependent on the type of elevator system - hydraulic, geared or gearless.

Door Stall Force: The force exerted by the elevator car door, during a door close cycle but after the door has been manually brought to a stop. The force is measured while the door is approximately 1/3 closed. The measured force is compared to the maximum force allowed by The CSA Safety Code for Elevators - 30 lb of force.

- END OF REPORT -



1100 – 100 Sheppard Ave. East, Toronto ON, M2N 6N5 416 487 8151 f 416 487 9104 smithandandersen.com

2020-06-29

University Health Network 700 Bay Street, 7th Floor Toronto, ON M5G 1Z6

Attention: Michael Saynaraine

RE: UHN HILLCREST CENTRE URGENT INFRASTRUCTURE UPGRADES – ELEVATOR MODERNIZATION 47 AUSTIN TERRACE, TORONTO, ON S+A PROJECT # 18922.001.M.002 UHN RFQ # 110018094 – SUBSTANTIAL PERFORMANCE MECHANICAL

Dear: Michael

During the course of construction of the above project, personnel from our firm carried out periodic site reviews of the mechanical work in accordance with the requirements of the Ontario Building Code.

On the basis of these reviews, in accordance with Ontario's - Construction Lien Act, it is our opinion that the mechanical contract, or a substantial part thereof, is substantially performed as it is ready for use or is being used for the purposes intended. For full contract substantial performance, the total value of known defects must be within the guidelines identified by the Ontario's - Construction Lien Act and as determined by the Prime Consultant.

Yours truly,

SMITH + ANDERSEN

hat htm

Kurt Monteiro P.Eng., LEED AP, HFDP Principal 18922.001.M.002.L02 - Substantial Performance Mechanical.docx C.C. Peter Kastelic – Smith + Andersen



1100 – 100 Sheppard Ave. East, Toronto ON, M2N 6N5 416 487 8151 f 416 487 9104 smithandandersen.com

2020-06-30

University Health Network 700 Bay Street, 7th Floor Toronto, ON M5G 1Z6

Attention: Michael Saynaraine

RE: UHN HILLCREST CENTRE URGENT INFRASTRUCTURE UPGRADES – ELEVATOR MODERNIZATION 47 AUSTIN TERRACE, TORONTO, ON S+A PROJECT # 18922.001.E.002 UHN RFQ # 110018094 – SUBSTANTIAL PERFORMANCE ELECTRICAL

Dear: Michael

During the course of construction of the above project, personnel from our firm carried out periodic site reviews of the electrical work in accordance with the requirements of the Ontario Building Code.

On the basis of these reviews, in accordance with Ontario's - Construction Lien Act, it is our opinion that the electrical contract, or a substantial part thereof, is substantially performed as it is ready for use or is being used for the purposes intended. For full contract substantial performance, the total value of known defects must be within the guidelines identified by the Ontario's - Construction Lien Act and as determined by the Prime Consultant.

This work is substantially complete except for the pre and post transfer elevator signal. This work is due to be complete within the next month.

Yours truly,

SMITH + ANDERSEN

Pi: Mer

Chris McPherson P.Eng. Associate Principal 18922.001.E.002.L01 - Substantial Performance Electrical.docx

C.C. Michael Armster - Smith + Andersen

APPLICATION FOR CERTIFICATE OF SUBSTANTIAL PERFORMANCE

Project Number: RFQ110018094 S+A Project Number: 18922.001

Project Title:	Hillcrest Urgent Infrastructure Upgrades - Elevator Modernization 47 Austin Terrace, Toronto
Contractor:	HN Construction Limited
To: Attention:	Smith + Andersen Consulting Engineering Peter Kastelic

I, Jane Kuprevich, Project Manager of HN Construction Limited, located at 1270 Finch Avenue West, Toronto, Ontario, M3J3J7

hereby state that all Work required under the above referred contract has been substantially performed in accordance with all provisions thereof in a good and workmanlike manner, and that the performance and balance of the Contract is in process and Total Completion is scheduled for the day of July 31, 2020 and I hereby apply for a Certificate of Substantial Performance.

I confirm that the Certificate of Substantial Performance is not a final acceptance of the Work and shall not be construed to relieve HN Construction from its continuing obligations under the contract.

_____June 22, 2020_____ Date

Signature



APPLICATION FOR SUBSTANTIAL PERFORMANCE

Date: June 22, 2020

Project Name: UHN Hillcrest Centre - Elevator Modernization, 47 Austin Terrace, Toronto

Project #: RFQ110018094

Contractor: HN Construction Limited

CONTRACT			
1	Present Contract Amount:	\$ 711,571.84	
2	Less Total Work Performed to Date:	\$ 670,425.90	
3	Balance Left to Invoice:	\$ 41,145.94	
4	Less Unused Allowances and credit for structural:	\$ 22,540.00	
5	Less 1% Warranty Amount	\$ 0.00	
6	Less Deferred Seasonal Work	\$ 0.00	
7	REMAINING VALUE TO BE COMPLETED	\$ 18,605.94	
(3-4 to 6)			

CONSTRUCTION LIEN ACT:			
8	3% of first \$500,000	\$ 15,000.00	
9	Plus 2% of next \$500,000	\$ 4,231,44	
10	Plus 1% of remaining Contract	\$ 0.00	
11	SUBSTANTIAL PERFORMANCE THRESHOLD	\$ 19,231.44	
(8+9+10)			

Sincerely,

Jane Kuprevich

Project Manager