



BARRY BRYAN  
ASSOCIATES

Architects  
Engineers  
Project Managers



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September 24, 2020

J. J. McGuire General Contractors  
880 Farewell Street  
Oshawa, Ontario L1H 6N6

Attention: Ms. Kim Evenden/Mr. Jeff Robinson

**Re: Substantial Performance of the Contract  
Trent University  
Durham GTA Renovations  
55 Thornton Road South  
Oshawa, Ontario  
BBA Project No. 18129.1**

Dear Kim/Jeff:

We have reviewed the above premises September 8, 2020, and received occupancy approval from the building inspector, September 9, 2020. We also received the Maintenance Manuals/As-builts by e-mail, September 18, 2020, and your latest invoice September 23, 2020. We have now determined that the project is substantially performed in accordance with the Construction Act. Today, September 24, 2020, we are issuing the Certificate of Substantial Performance, a copy of which is attached, for your reference, record, and publication.

The lien period will commence the day you publish a copy of the Certificate in the Daily Commercial News, and will expire 60 days later, not counting the day the Certificate was published. The holdback monies will be due and payable on day 61, provided the following have been completed:

1. No liens have been registered.
2. Worker's Compensation Board "Certificate of Clearance" for J. J. McGuire General Contractors.
3. Provide the following specified guarantees, commencing the date of publication of the Certificate of Substantial Performance, sealed and countersigned by J. J. McGuire General Contractors:

1. Mechanical - General	1 year
2. Electrical - General	1 year
3. J. J. McGuire General Contractors	1 year
4. Submit one digital copy on a USB stick of Maintenance Manuals for all materials or items of equipment which require special maintenance or operational procedures to the Architect.
5. Submit one copy of inspection and acceptance certificates required from regulatory agencies ie. Electrical Certificate of Inspection, Building Department Approval.
6. Submit one set of "As-Built" Architectural, Structural, Mechanical, and Electrical Drawings.
7. Submit one copy of a list of all Subcontractors on this project, providing name, person to contact, address, and telephone number.
8. All deficiencies in Architectural, Structural, Mechanical and Electrical Site Reports must be corrected.

Continued...

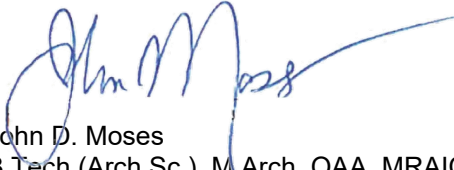
All the above is to be organized into one USB stick, labelled with the project name, for presentation to the Owner, as per Section 01 78 00: Closeout Submittals.

All documentation must be submitted at least two weeks prior to the end of the holdback period. No holdback monies will be released until all the above is completed.

Yours very truly,

**Barry Bryan Associates**

*Architects, Engineers, Project Managers*



John D. Moses

B.Tech.(Arch.Sc.), M.Arch. OAA, MRAIC, LEED AP BD&C

Senior Architect

c.c. Mr. Robert Ballarin - Trent University



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

*Construction Act*

City of Oshawa

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

55 Thornton Road South, Oshawa, Ontario

.....  
(street address and city, town, etc., or, if there is no street address, the location of the premises)

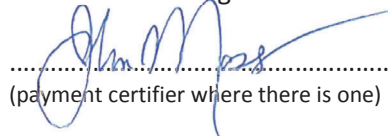
This is to certify that the contract for the following improvement:

Trent University  
Durham GTA Renovations

.....  
(short description of the improvement)

to the above premises was substantially performed on September 24, 2020  
(date substantially performed)

Date certificate signed: September 24, 2020

  
.....  
(payment certifier where there is one)

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

Name of owner: Trent University

Address for service: 1600 West Bank Drive, Peterborough, Ontario K9L 0G2

Name of contractor: J. J. McGuire General Contractors

Address for service: 880 Farewell Street, Oshawa, Ontario L1H 6N6

Name of payment certifier (where applicable): Barry Bryan Associates

Address: 250 Water Street, Suite 201, Whitby, Ontario L1N 0G5  
(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

55 Thornton Road South, Oshawa, 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:

N/A  
.....  
(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)