

January 29, 2021

PML Ref.: 20BM010
Substantial Performance

Mr. Christian Rossi
Cordeiro Roof Ltd.
88 Horner Avenue
Toronto, Ontario
M8Z 5Y3

Dear Mr. Rossi

Substantial Performance
Roof and Cladding Replacement
St. Theresa's Catholic Secondary School, Tender P00566
347 Galloway Blvd
Midland, Ontario

A final review of the roof replacement Work at St. Theresa's CSS was completed on January 8, 2021 with follow up documentation of completed deficiencies provided by Mr. Christian Rossi on January 29, 2021.

Two items noted on the attached Deficiency Summary remains incomplete. The value of the incomplete Work base on 200% dollar value as stipulated in contract Supplementary Conditions **GC 5.10 DEFICIENCY HOLDBACK paragraph GC 5.10.1** is less than the TOTAL ALLOWABLE VALUE for Substantial Performance of the Work under the Construction Lien Act.

Close out documents required under the General and Supplementary Conditions **GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK** were received by our office January 29, 2021 and request for Substantial Completion letter received on January 29, 2021.

The project was deemed Substantially Performed on January 29, 2021 on receipt of the Final Close out documents and as requested by the Contractor.

Enclosed is the Deficiency Summary and Form 9 - Certificate of Substantial Performance. Please publish Form 9 and provide the Certificate of Publication.

Please comply with the following requirements in the Supplementary Conditions of the Contract:

GC 5.4 SUBSTANTIAL PERFORMANCE OF THE WORK

5.4.3 Following the issuance of the certificate of Substantial Performance of the Work, the following shall apply to completing the Work:

1. Contractor is to complete the Work within sixty (60) calendar days.
2. No payments will be processed between Substantial Performance of the Work and the completion of the Work.



3. The Owner reserves the right to contract out any or all unfinished Work if it has not been completed within sixty (60) days of Substantial Performance of the Work without prejudice to any other right or remedy and without affecting the warranty period. The cost of completing the Work including Owner and Consultant wages and materials shall be deducted from the Contract Price.

Should you have any questions, please do not hesitate to contact our office.

Sincerely

Peto MacCallum Ltd.

A handwritten signature in blue ink, appearing to read 'Steve Wasylenki', is positioned above the typed name. The signature is fluid and cursive.

Steve Wasylenki
Senior Technologist
Building Science Services

SW:tc

Enclosure(s): 5

Distribution

3 cc: Cordeiro Roofing Ltd. Roofing Ltd (email only)
2 cc: SMCDSB (email only)
1 cc: PML (email only)



January 29th, 2021

Simcoe Muskoka Catholic DSB
c/o Peto MacCallum Ltd.
19 Churchill Dr.,
Barrie, ON
L4N 8Z5

Attention: Steve Wasylenki

Re: Roof and Cladding Replacement St. Theresa's Catholic Secondary School

Steve Wasylenki,

Please consider this letter our written application for review by yourself to establish substantial performance of the work completed at St. Theresa's Catholic Elementary School.

Outstanding Work Completed January 28th 2021:

- Repair deficiencies sealants at sloped roofs
- Install metal trim a south elevation duct penetration.
- Blue Skin residue at drip flashings on EW1 walls
- Removal of asphalt staining on exterior walls
- Gravel on grassed area near bleachers
- Re-key lock sets at mechanical room

Deferred Work to be Completed on or About July 1 2021

- Final shop drawing/as-built
- Replacement of 24g sloped metal roofing panels over roof area E3 with correct 22g prefabricated panels. (scheduled for July 1st 2021 upon material availability).

Yours Truly,
Cordeiro Roofing Ltd.

Christian Rossi



SCHEDULE OF VALUES, OUTSTANDING ITEMS

St. Theresa's Catholic Secondary School 347 Galloway Blvd., Midland			
Description	Contract Amt	% Complete	CONTRACT BALANCE
Mobilization/Demobilization	\$62,090.52	100.00%	\$0.00
Roof Replacement			
Existing Roof Demolition	\$346,874.07	100.00%	\$0.00
New Roof Installation	\$520,311.10	100.00%	\$0.00
Cladding/Metal Roof			
Roof E1, E2, E3	\$39,378.57	95.00%	\$1,968.93
EW1/EW2- Siding Walls	\$171,614.05	100.00%	\$0.00
Others			
Fall Arrest System	\$50,000.00	100.00%	\$0.00
Metal Flashing	\$51,731.15	100.00%	\$0.00
Subtotal	\$1,241,999.46	100.00%	\$1,968.93
CO#1 Replace Guardrail on A4 and Eliminate Anchor A58 and A59	\$7,478.00	100.00%	\$0.00
CO#2 Credit – Damage Equipment inside of the Computer Rooms 205 and 207	-\$1,305.82	100.00%	\$0.00
CO#3 Additional Wood Blocking at Detail D9	\$0.00	100.00%	\$0.00
CO#4 Install Sleepers and move mechanical	\$0.00	100.00%	\$0.00
Current Contract Value	\$1,299,902.79	100.00%	\$1,968.93
3% of 1st \$1,000,000.00		\$30,000.00	
2% of 2nd \$1,000,000.00		\$5,998.06	
Total Allowable Value of Outstanding Work		\$35,998.06	



DEFICIENCY VALUES	
Replace 24g panels with 22g Agway Panels	\$3000.00
As Built Drawings	\$2500.00
Install Duct Trim	na
Remove Blue Skin Primer Staining	na
Clean Gravel at Fence Line	na
Re-key Locks	na
Install Caulking at Sloped Roofs	na
Current Outstanding Contract and Deficiencies	\$5,500.00

Construction Lien Act
**Certificate of Substantial
Performance of the Contract**
Under Section 32 of the Act

FORM 9

(County/District or Regional Municipality/City or Borough of Municipality of the Greater Toronto area in which premises are situated) County of Simcoe
(Street address and city, town, etc. or, if there is no street address, the location of the premises) 347 Galloway Blvd
Midland, Ontario

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

Short description of the improvement Simcoe Muskoka Catholic District School Board Tender No. P00566, St. Theresa's Catholic Secondary School Roof and Cladding Replacement as per contract documents under Peto MacCallum Ltd specifications Ref. No. 20BM010 dated March 17, 2020.

To the above premises was substantially performed on

Date substantially performed January 29, 2021
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Date Certificate signed January 29, 2021	Payment certifier Steve Wasylenki 
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Name of Owner:

Simcoe Muskoka Catholic District School Board

Address for service of Certificate of Substantial Performance:

46 Alliance Boulevard
Barrie, Ontario
L4M 5K3

Name of Contractor Cordeiro Roofing Ltd.
Address for Service 88 Horner Ave Toronto, Ontario M8Z 5Y3
Name of payment certifier Peto MacCallum Ltd.
Address 19 Churchill Drive Barrie, Ontario L4N 8Z5

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

Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario
L4M 5K3

FIELD REPORT

TYPE OF INSPECTION	Roof Inspection	PML REF.	20BM010
CLIENT	Simcoe Muskoka Catholic District School Board	REPORT NO.	
PROJECT	St. Theresa's CSS Roof and Cladding Replacement, P00566	ENCLOSURE	
LOCATION	347 Galloway Blvd, Midland, Ontario	DATE OF INSPECTION	2021-01-08, 2021-01-29
GENERAL CONTRACTOR	Cordeiro Roofing	WEATHER	NA
		INSPECTOR	S. Wasylenki

AREA INSPECTED Re-Inspection of deficiencies noted during 2020-12-22 inspection
Photographic documentation of the completed items provided by Cordeiro Roofing on January 29, 2021

A re-inspection of items noted during our 2020-12-22 inspection was conducted after Cordeiro Roofing confirmed outstanding items were completed. Further photographic documentation of completed items completed was provided by Cordeiro Roofing on January 29, 2021.

Routine inspections carried out by Peto MacCallum Ltd throughout construction confirmed the installation of the roof system and cladding was in accordance with the project specifications, drawings and approved change orders. As built drawings have not been received and are still outstanding. Status of Roof E3 sloped metal roof is discussed below.

Based on our inspections and photographic documentation from Cordeiro Roofing the status of the outstanding items noted on our January 8, 2021 report are as follows:

1. Blueskin primer residue occurs at drip flashing at several locations on the EW1 walls. Cleaned
2. Sloped metal roof on Roof E3 was approximately 50% complete with the specified 22 gauge metal roof panels. The remaining area of the roof was completed with panels custom fabricated from 24 gauge colour matched metal. The installation is considered temporary until the specified 22gauge panel become available.
3. Top edges of the sloped metal roof panels have been field folded at the hip detail. Sealant and Z closures shown on the approved shop drawing have not been installed. Panel edges sealed. As built drawings are still required.
4. Duct penetration through EW1 wall on the west elevation has been completed however the duct penetration on the south elevation still requires a metal trim along the bottom edge of the duct. Completed.
5. Roof access door locks have not been keyed to the Board master. Completed.

Updated Deficiency Summary and Cordeiro Roof photographs are attached.

Cordeiro Roofing to notify all parties when deficiencies and incomplete items are completed.

RESULTS	Cordeiro Roofing – C. Rossi, M. Daza
EMAILED TO	SMCDSB – G. Meine
	PML – S. Denham

DEFICIENCY SUMMARY

CLIENT Simcoe Muskoka Catholic District School Board
 PROJECT St. Theresa's Catholic Secondary School, Project P00566
 LOCATION 347 Galloway Blvd, Midland, Ontario
 ROOFING CONTRACTOR Cordeiro Roofing Ltd.

PML REF. 20BM010
 ENCLOSURE 1 of 4
 DATE 2021-01-29

ITEM	LOCATION	DESCRIPTION	VALUE	HOLDBACK VALUE (200%)	DATE REPORTED	DATE CLEARED
1	Roof E2 and E3	ABV membrane applied to the sheathing is vapour permeable VP160 not the specified Blueskin SA. Roof E1, E2 and E3 AVB membrane completed on October 6, 2020 and re-inspected on October 9, 2020.			2020-09-11	2020-10-09
2	Chain Link fence between field and school	Two fence posts pushed outward from equipment or truck.			2020-09-17	2020-10-21
3	Clerestory wall – west elevation	Existing AVB membrane damaged at several locations on the west elevation. Any loose material to be removed and new Blueskin SA membrane applied. Blueskin SA applied to the walls.			2020-09-17	2020-10-21
4	Clerestory wall window and louver penetration detail	Existing window jamb and sill metal trim flashing has been left in place and new metal to cover the existing. Further review and cut tests show the existing metal extends into the opening and the windows appear to be fastened through the metal. Removal may damage the window fastening and/or interior finishes. Existing jamb and sill trim flashing may remain. Existing drip flashing at the head of window must be removed new installed as per detail D10.			2020-09-17	2020-09-24
5	Roof C7	Water ponding was observed just south of the east roof drain. Drain sump to be lowered to catch the ponding and double pour of asphalt and gravel applied to minimize ponding.			2020-09-17	2020-09-23

DEFICIENCY SUMMARY

CLIENT Simcoe Muskoka Catholic District School Board
 PROJECT St. Theresa's Catholic Secondary School, Project P00566
 LOCATION 347 Galloway Blvd, Midland, Ontario
 ROOFING CONTRACTOR Cordeiro Roofing Ltd.

PML REF. 20BM010
 ENCLOSURE 2 of 4
 DATE 2021-01-29

ITEM	LOCATION	DESCRIPTION	VALUE	HOLDBACK VALUE (200%)	DATE REPORTED	DATE CLEARED
6	Roof E1, E2 and E3	Final version of the slope metal roof shop drawings is still required. Hip/ ridge detail requires revision.			2020-09-17	2020-10-05
7	Roof A4, B2	Termination bar at the top edge of the membrane flashing has not been installed.			2020-09-24, 2020-09-30	2020-10-21
8	Clerestory cladding – east elevation at Roof C2	Panel cut edges were exposed at the head of window and at the bottom edge of the cladding. Some cuts were not straight. Panels are being cut with abrasive grinding wheel. Panels on east elevation were removed and reinstalled.			2020-09-25	2020-10-28
9	Clerestory cladding – west elevation	Blueskin SA repair membrane is peeling back at several locations and blistering is evident. Areas requiring repair were covered with new membrane.			2020-10-06	2020-10-21
10	Gas line supports	Gas lines are sparsely supported. As of November 4, the gas line supports are installed however straps are still required. Several gas line supports were moved by the high winds on November 15, 2020. Gas line supports and straps installed.			2020-10-06, 2020-11-18	2020-11-27
11	Fence line along west side of the building	Gravel on the grassed area along the fence line near the bleachers. <u>Removal could not be confirmed due to snow. Completed</u>			2020-10-28	2021-01-29
12	Mechanical Penthouse roof access doors, lock set	Roof access doors were secured with temporary locks. Locks to be replaced/ keyed to the Board's master when the project is complete. <u>Lock sets have not been keyed to the Board master. Completed.</u>			2020-10-28, 2020-12-14	2021-01-29

DEFICIENCY SUMMARY

CLIENT Simcoe Muskoka Catholic District School Board
 PROJECT St. Theresa's Catholic Secondary School, Project P00566
 LOCATION 347 Galloway Blvd, Midland, Ontario
 ROOFING CONTRACTOR Cordeiro Roofing Ltd.

PML REF. 20BM010
 ENCLOSURE 3 of 4
 DATE 2021-01-29

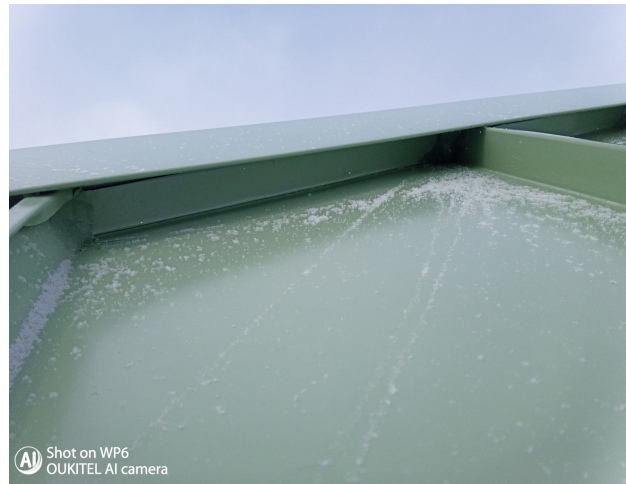
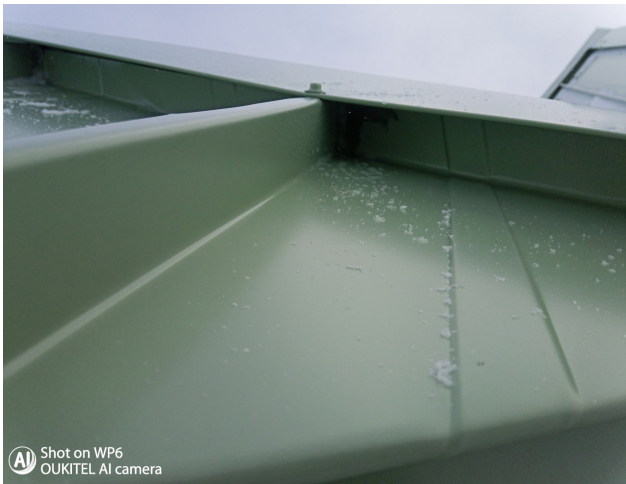
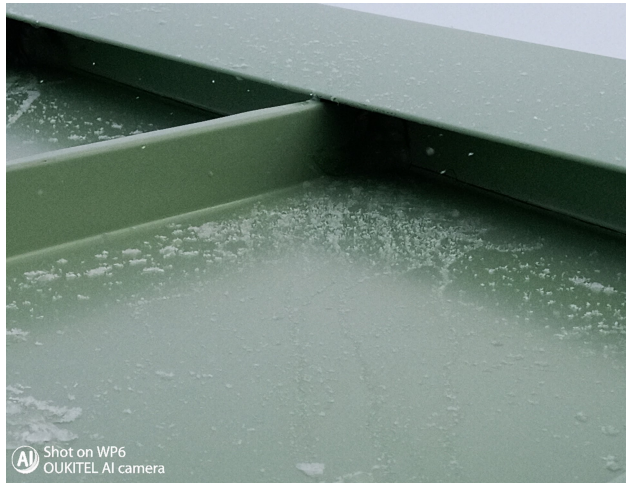
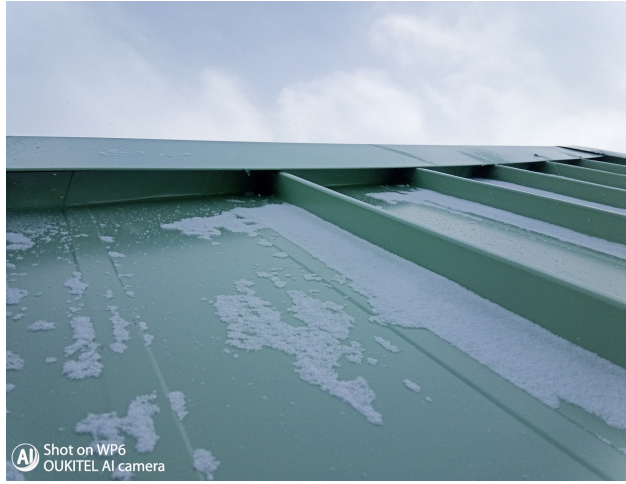
ITEM	LOCATION	DESCRIPTION	VALUE	HOLDBACK VALUE (200%)	DATE REPORTED	DATE CLEARED
13	EW1 – North and east elevation	Several Z-trim sections are misaligned at the top edge of EW1 on the north and east elevations.			2020-11-12	2021-01-08
14	Interior of Room 206	Debris from roofing to be cleaned. Completed.			2020-11-18	2020-11-27
15	Roof D1	One roof penetration is sealed with spray foam. Rain collar is required. Completed.			2020-11-18	2020-11-27
16	Exterior walls at all roof areas	Asphalt staining on the brick walls occurs at several locations. East elevation, at school main entrance, west elevation. <u>Asphalt staining at the main entrance was cleaned however staining remains just south of the main entrance and on the west elevation.</u> Completed			2020-11-27	2021-01-29
17	EW2 wall type – at north, south and east wall above roof B2	A finalised shop drawing for the EW2 wall type have not been received. Revised EW2 shop drawing requested at November 18, 2020 site meeting 14. <u>Finalized as built drawings still required.</u>	\$2,500	\$5,000	2020-11-14	
18	EW1 – sealant at all wall openings	Poor sealant application at all wall openings. Inconsistent application with several voids, poor sealant bead geometry. <u>Sealant repaired at wall openings.</u>			2020-12-08	2021-01-08
19	Roof E3 – Metal roof	Metal roof incomplete due to shortage of metal roof panels. Temporary custom fabricated 24 gauge metal roof panels are installed until 22 gauge panels are available. <u>Replace temporary custom fabricated 24 gauge metal panels with specified 22 gauge panels.</u>	\$3,000	\$6,000	2020-12-17	

DEFICIENCY SUMMARY

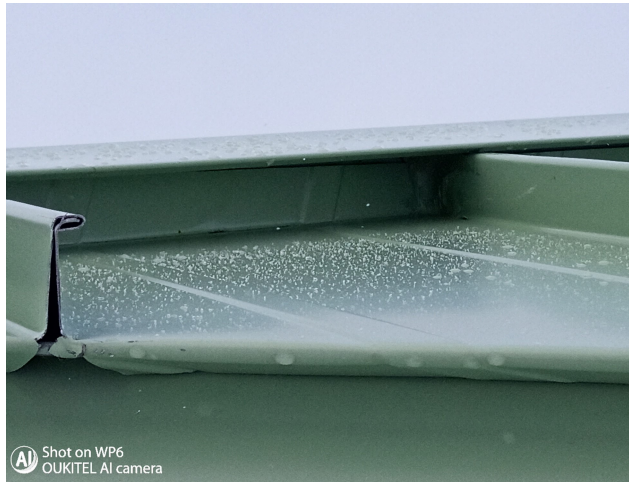
CLIENT Simcoe Muskoka Catholic District School Board
 PROJECT St. Theresa's Catholic Secondary School, Project P00566
 LOCATION 347 Galloway Blvd, Midland, Ontario
 ROOFING CONTRACTOR Cordeiro Roofing Ltd.

PML REF. 20BM010
 ENCLOSURE 4 of 4
 DATE 2021-01-29

ITEM	LOCATION	DESCRIPTION	VALUE	HOLDBACK VALUE (200%)	DATE REPORTED	DATE CLEARED
20	Roof B2 and D1 – roof hatch guards	Installation of the roof hatch guards is incomplete. <i>Installation complete.</i>			2020-12-22	2021-01-08
21	Wall EW1 – all elevations	Blueskin primer residue on the drip flashing at numerous locations. <i>Primer residue remaining on the east elevation</i>			2020-12-22	2021-01-29
22	Roof E1, E2 and E3	Long screws used to secure the ridge cap may be damaged from sliding ice and snow. <i>Repaired.</i>			2020-12-22	2021-01-08
23	Roof E1, E2 and E3	Sealant at the roof panel folds and Z closure at the ridge/hip cap detail shown on the approved shop drawings have not been installed. <i>Completed.</i>			2020-12-22	2021-01-29
24	EW1 – duct penetration on west elevation	Metal trim missing on the bottom edge of the duct opening. <i>Trim installed.</i>			2020-12-22	2021-01-08
25	Roof D1 – roof safety cable	Roof safety cable has not been installed. <i>Cable and shock absorber installed.</i>			2020-12-22	2021-01-08
26	Roof D1 – roof hatch flashing	Metal flashing at the roof hatch is incomplete. <i>Metal flashing completed.</i>			2020-12-22	2021-01-08
27	EW1 – duct penetration on south elevation	Metal trim missing on the bottom edge of the duct opening. <i>Completed.</i>			2021-01-08	2021-01-29
Total Deficiency Value			\$5,500	\$11,000		







Shot on WP6
OUKITEL AI camera



Shot on WP6
OUKITEL AI camera



Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.

Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (jj- mmm-aaaa)
CORDEIRO ROOFING LTD.	88 HORNER AVE, ETOBICOKE, ON, M8Z5Y3, CA	238160: Roofing contractors 007030: Non-Exempt Partners and Executive Officers in Construction - G3	A0000H6SYH	20-Nov-2020 to 19-Feb-2021

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified. Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

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