

February 16, 2021

To: Dupar Controls
1751 Bishop St. N.
Cambridge, ON
N1T 1N5

Re: Dupar Controls – Design Build
150 Goddard Crescent, Cambridge ON
Certification of Substantial Performance

SPEC Construction Inc. hereby submit this application for Certification of Substantial Completion of the project.

All consultants have inspected the work and provided compliance letter relative to life safety systems and Ontario Building Code. The Building Inspector has inspected the work and agreed that occupancy of the premises for the purpose of conducting business may commence.

The following items of work remain outstanding, majority of which are part of your plant relocation and exterior changes that must await suitable weather conditions for them to be completed.

Outstanding Work

Item #	Description/Title	Status
1	Landscaping (Base Contract)	April 2021
2	Asphalt – Final Coat (Base Contract)	May 2021
3	Light in dust collector room (Base Contract)	February 2021
4	Hydronic heating system (Base Contract)	February 2021
5	Trough Sinks (Change Order)	February 2021
6	Plant relocation items (Change Order)	T.B.D.

We are awaiting a final deficiency list so we can schedule trades accordingly. We will push to have the deficiencies completed as expeditiously as possible.

Attach is a completed Form 9, Certificate of Substantial Performance. Please sign where indicated and return it to us. We will add our signature to it and arrange for publication. Also attached is a progress billing form with value of works completed to verify the value outstanding satisfies the requirements of the Lien Act. (This is not an invoice).

Please contact the undersigned if you have any questions.

Atiqur Rahman
Senior Designer and Project Manager
Spec Construction Inc.

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

Construction Act

Regional Municipality of Waterloo

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

150 Goddard Crescent in the City of Cambridge

(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:

Dupar Controls - Design Build

(short description of the improvement)

to the above premises was substantially performed on February 19, 2021

(date substantially performed)

Date certificate signed: _____

(payment certifier where there is one)

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

Name of owner: Dupar Controls

Address for service: 150 Goddard Crescent, Cambridge ON, N3H 4R6

Name of contractor: SPEC Construction Inc.

Address for service: 777 Laurel Street Unit 14A, Cambridge ON, N3H 3Z1

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 LOTS 28 & 29 BEASLEY'S BROKEN FRONT CON WATERLOO, PTS 37,38,39,40,41,42, 43,44,45 58R18484 EXCEPT PTS 1,2,3,4 58R19923; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 40,41,42,44 58R18484 AS IN WR915918; SUBJECT TO AN EASEMENT OVER PT 37 58R18484 & PTS 1-3 58R20331 IN FAVOUR OF PTS 33,34 58R18484 AS IN WR1164491; SUBJECT TO AN EASEMENT OVER PT 37 58R18484 & PTS 1-3 58R20331 IN FAVOUR OF PTS 35,36 58R18484 AS IN WR1167064; SUBJECT TO AN EASEMENT IN GROSS OVER PT 37 58R18484 & PTS 1-3 58R20331 AS IN WR1167064; CITY OF CAMBRIDGE

(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:

(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)

SCHEDULE OF VALUES AND WORK PERFORMED

Contractor: SPEC Construction Inc.
777 Laurel St., Unit 14A
Cambridge, Ontario, N3H 3Z1

SUBSTANTIAL CALCULATION



Application No: 16
Date: 31-Jan-21
Period Covered: 31-Jan-21
SPEC Project No.: 19-3010

Work: Dupar Controls

Item No.	Description	Total Amount	Performed to Date %	Value	Value Previously Performed	Value Current Period	Value To Be Completed
001	General Conditions						
	- Mobilization	\$ 100,000.00	100%	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -
	- Project Management	\$ 97,500.00	100%	\$ 97,500.00	\$ 97,500.00	\$ -	\$ -
	- Site Supervision	\$ 113,750.00	100%	\$ 113,750.00	\$ 113,750.00	\$ -	\$ -
	- Coordination	\$ 65,000.00	100%	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -
	- Safety	\$ 48,750.00	100%	\$ 48,750.00	\$ 48,750.00	\$ -	\$ -
	- Surveying	\$ 25,000.00	100%	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
	- Equipment	\$ 60,000.00	100%	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -
	- Testing	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -
	Subtotal 001	\$ 525,000.00	100%	\$ 525,000.00	\$ 525,000.00	\$ -	\$ -
002	Consultants						
	- Civil Engineer	\$ 18,750.00	100%	\$ 18,750.00	\$ 18,750.00	\$ -	\$ -
	- Architect	\$ 18,750.00	100%	\$ 18,750.00	\$ 18,750.00	\$ -	\$ -
	- Structural Engineer	\$ 25,000.00	100%	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -
	- Mechanical Engineer	\$ 18,750.00	100%	\$ 18,750.00	\$ 18,750.00	\$ -	\$ -
	- Electrical Engineer	\$ 18,750.00	90%	\$ 16,875.00	\$ 16,875.00	\$ -	\$ 1,875.00
	- Landscape Architect	\$ 12,500.00	90%	\$ 11,250.00	\$ 11,250.00	\$ -	\$ 1,250.00
	- Sprinkler Engineer	\$ 12,500.00	100%	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -
	Subtotal 002	\$ 125,000.00	98%	\$ 121,875.00	\$ 121,875.00	\$ -	\$ 3,125.00
003	Earthworks						
	- General Conditions	\$ 65,250.00	94%	\$ 61,256.00	\$ 61,256.00	\$ -	\$ 3,994.00
	- Site Preparation and Cleanup	\$ 43,500.00	87%	\$ 38,000.00	\$ 38,000.00	\$ -	\$ 5,500.00
	- Situation Controls	\$ 21,750.00	55%	\$ 12,000.00	\$ 12,000.00	\$ -	\$ 9,750.00
	- Earthworks	\$ 65,250.00	100%	\$ 65,250.00	\$ 65,250.00	\$ -	\$ -
	- Foundation Excavation & Backfill	\$ 43,500.00	100%	\$ 43,500.00	\$ 43,500.00	\$ -	\$ -
	- Building Granulars	\$ 43,500.00	100%	\$ 43,500.00	\$ 43,500.00	\$ -	\$ -
	- Parking Lot	\$ 43,500.00	100%	\$ 43,500.00	\$ 43,500.00	\$ -	\$ -
	- Fine Grading	\$ 43,500.00	50%	\$ 21,750.00	\$ 21,750.00	\$ -	\$ 21,750.00
	- Sanitary Servicing	\$ 21,750.00	100%	\$ 21,750.00	\$ 21,750.00	\$ -	\$ -
	- Storm Servicing	\$ 10,875.00	100%	\$ 10,875.00	\$ 10,875.00	\$ -	\$ -
	- Storm Pond	\$ 21,750.00	50%	\$ 10,875.00	\$ 10,875.00	\$ -	\$ 10,875.00
	- Watermain	\$ 10,875.00	100%	\$ 10,875.00	\$ 10,875.00	\$ -	\$ -
	Subtotal 003	\$ 435,000.00	88%	\$ 383,131.00	\$ 383,131.00	\$ -	\$ 51,869.00
004	Asphalt Paving						
	- Asphalt Paving	\$ 125,000.00	55%	\$ 68,750.00	\$ 68,750.00	\$ -	\$ 56,250.00
	Subtotal 004	\$ 125,000.00	55%	\$ 68,750.00	\$ 68,750.00	\$ -	\$ 56,250.00
005	Concrete Curbs & Sidewalks						
	- Concrete Curbs & Sidewalks	\$ 135,000.00	100%	\$ 135,000.00	\$ 135,000.00	\$ -	\$ -
	Subtotal 005	\$ 135,000.00	100%	\$ 135,000.00	\$ 135,000.00	\$ -	\$ -
006	Foundations Form and Pour						
	- Foundations Form and Pour	\$ 160,000.00	100%	\$ 160,000.00	\$ 160,000.00	\$ -	\$ -
	Subtotal 006	\$ 160,000.00	100%	\$ 160,000.00	\$ 160,000.00	\$ -	\$ -
007	Concrete Supply						
	- Concrete Supply	\$ 35,000.00	100%	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -
	Subtotal 007	\$ 35,000.00	100%	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -
008	Slab on Grade						
	- Slab on Grade	\$ 430,000.00	100%	\$ 430,000.00	\$ 430,000.00	\$ -	\$ -
	Subtotal 008	\$ 430,000.00	100%	\$ 430,000.00	\$ 430,000.00	\$ -	\$ -
009	Rebar						
	- Rebar	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -
	Subtotal 009	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -
010	Masonry						
	- Masonry	\$ 105,000.00	100%	\$ 105,000.00	\$ 105,000.00	\$ -	\$ -
	Subtotal 010	\$ 105,000.00	100%	\$ 105,000.00	\$ 105,000.00	\$ -	\$ -
011	Misc Metals						
	- Misc Metals	\$ 155,000.00	100%	\$ 155,000.00	\$ 155,000.00	\$ -	\$ -
	Subtotal 011	\$ 155,000.00	100%	\$ 155,000.00	\$ 155,000.00	\$ -	\$ -
012	Structural Steel						
	- Structural Steel	\$ 1,210,000.00	100%	\$ 1,210,000.00	\$ 1,210,000.00	\$ -	\$ -
	Subtotal 012	\$ 1,210,000.00	100%	\$ 1,210,000.00	\$ 1,210,000.00	\$ -	\$ -
013	Millwork						
	- Millwork	\$ 35,000.00	100%	\$ 35,000.00	\$ 26,250.00	\$ 8,750.00	\$ -
	Subtotal 013	\$ 35,000.00	100%	\$ 35,000.00	\$ 26,250.00	\$ 8,750.00	\$ -

014 Rough Carpentry							
- Rough Carpentry	\$	18,500.00	50%	\$	9,250.00	\$	9,250.00
Subtotal 014	\$	18,500.00	50%	\$	9,250.00	\$	9,250.00
015 Roofing							
- Roofing	\$	395,000.00	100%	\$	395,000.00	\$	-
Subtotal 015	\$	395,000.00	100%	\$	395,000.00	\$	-
016 ACM Panels							
- ACM Panels	\$	215,000.00	100%	\$	215,000.00	\$	-
Subtotal 016	\$	215,000.00	100%	\$	215,000.00	\$	-
017 Precast Walls							
- Precast Walls	\$	995,000.00	100%	\$	995,000.00	\$	-
Subtotal 017	\$	995,000.00	100%	\$	995,000.00	\$	-
018 Hollowcore Slab							
- Hollowcore Slab	\$	-	-	\$	-	\$	-
Subtotal 018	\$	-	0%	\$	-	\$	-
019 Caulking & Firestopping							
- Caulking & Firestopping	\$	15,500.00	100%	\$	15,500.00	\$	-
Subtotal 019	\$	15,500.00	100%	\$	15,500.00	\$	-
020 Glass and Glazing							
- Glass and Glazing	\$	485,000.00	100%	\$	485,000.00	\$	-
Subtotal 020	\$	485,000.00	100%	\$	485,000.00	\$	-
021 Insulated Metal Panels							
Insulated Metal Panels	\$	-	-	\$	-	\$	-
Subtotal 021	\$	-	0%	\$	-	\$	-
022 Overhead Doors							
- Overhead Doors	\$	35,000.00	100%	\$	35,000.00	\$	-
Subtotal 022	\$	35,000.00	100%	\$	35,000.00	\$	-
023 HC Operators							
- HC Operators	\$	12,500.00	95%	\$	11,875.00	\$	625.00
Subtotal 023	\$	12,500.00	95%	\$	11,875.00	\$	625.00
024 HM Frames, Doors & Hardware							
- HM Frames, Doors & Hardware	\$	30,152.00	85%	\$	25,629.20	\$	4,522.80
Subtotal 024	\$	30,152.00	85%	\$	25,629.20	\$	4,522.80
025 Drywall							
- Drywall	\$	365,000.00	100%	\$	365,000.00	\$	-
Subtotal 025	\$	365,000.00	100%	\$	365,000.00	\$	-
026 Washroom Accessories							
- Washroom Accessories	\$	21,500.00	100%	\$	21,500.00	\$	-
Subtotal 026	\$	21,500.00	100%	\$	21,500.00	\$	-
027 Dock Levellers							
- Dock Levellers	\$	21,500.00	100%	\$	21,500.00	\$	-
Subtotal 027	\$	21,500.00	100%	\$	21,500.00	\$	-
028 Painting							
- Painting	\$	35,000.00	100%	\$	35,000.00	\$	-
Subtotal 028	\$	35,000.00	100%	\$	35,000.00	\$	-
029 Flooring							
- Flooring	\$	89,264.00	95%	\$	84,800.80	\$	4,463.20
Subtotal 029	\$	89,264.00	95%	\$	84,800.80	\$	4,463.20
030 Sprinkler							
- Sprinkler	\$	90,000.00	100%	\$	90,000.00	\$	-
Subtotal 030	\$	90,000.00	100%	\$	90,000.00	\$	-
031 Plumbing							
- Mobilization	\$	21,500.00	100%	\$	21,500.00	\$	-
- Planning, Coordination	\$	10,750.00	100%	\$	10,750.00	\$	-
- Close out Documents	\$	10,750.00	0%	\$	-	\$	10,750.00
- Sanitary Piping	\$	21,500.00	100%	\$	21,500.00	\$	-
- Storm Piping	\$	10,750.00	100%	\$	10,750.00	\$	-
- Domestic Water Piping	\$	10,750.00	100%	\$	10,750.00	\$	-
- Plumbing Rough in- Material	\$	32,250.00	100%	\$	32,250.00	\$	-
- Plumbing Rough in- Labour	\$	21,500.00	100%	\$	21,500.00	\$	-
- Plumbing Fixtures- Material	\$	32,250.00	100%	\$	32,250.00	\$	-
- Plumbing Fixtures- Labour	\$	21,500.00	100%	\$	21,500.00	\$	-
- Insulation	\$	10,750.00	100%	\$	10,750.00	\$	-
- Start-up and Commissioning	\$	10,750.00	50%	\$	5,375.00	\$	5,375.00
Subtotal 031	\$	215,000.00	93%	\$	198,875.00	\$	16,125.00
032 HVAC							
- Mobilization	\$	37,500.00	100%	\$	37,500.00	\$	-

- Planning, Coordination	\$ 18,750.00	100%	\$ 18,750.00	\$ 18,750.00	\$ -	\$ -
- Close out Documents	\$ 18,750.00	0%	\$ -	\$ -	\$ -	\$ 18,750.00
- Gas Piping	\$ 18,750.00	100%	\$ 18,750.00	\$ 18,750.00	\$ -	\$ -
- Sheet Metal- Material	\$ 75,000.00	100%	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -
- Sheet Metal- Labour	\$ 37,500.00	100%	\$ 37,500.00	\$ 37,500.00	\$ -	\$ -
- HVAC Equipment- Material	\$ 112,500.00	100%	\$ 112,500.00	\$ 112,500.00	\$ -	\$ -
- HVAC Equipment- Labour	\$ 37,500.00	100%	\$ 37,500.00	\$ 37,500.00	\$ -	\$ -
- TAB, Start-up and Commissioning	\$ 22,486.00	50%	\$ 11,243.00	\$ 11,243.00	\$ -	\$ 11,243.00
Subtotal 032	\$ 378,736.00	92%	\$ 348,743.00	\$ 348,743.00	\$ -	\$ 29,993.00
033 Electrical						
- General Conditions	\$ 54,750.00	100%	\$ 54,750.00	\$ 54,750.00	\$ -	\$ -
- Distribution	\$ 109,500.00	100%	\$ 109,500.00	\$ 109,500.00	\$ -	\$ -
- Plant Power	\$ 73,000.00	100%	\$ 73,000.00	\$ 73,000.00	\$ -	\$ -
- Office Power	\$ 36,500.00	100%	\$ 36,500.00	\$ 36,500.00	\$ -	\$ -
- HVAC Portion	\$ 18,250.00	100%	\$ 18,250.00	\$ 18,250.00	\$ -	\$ -
- Interior Lighting	\$ 36,500.00	100%	\$ 36,500.00	\$ 36,500.00	\$ -	\$ -
- Outdoor Lighting	\$ 18,250.00	90%	\$ 16,425.00	\$ 16,425.00	\$ -	\$ 1,825.00
- Data	\$ 18,250.00	100%	\$ 18,250.00	\$ 18,250.00	\$ -	\$ -
Subtotal 033	\$ 365,000.00	100%	\$ 363,175.00	\$ 363,175.00	\$ -	\$ 1,825.00
034 Landscaping						
Landscaping	\$ 147,000.00	7%	\$ 10,500.00	\$ 10,500.00	\$ -	\$ 136,500.00
Subtotal 034	\$ 147,000.00	7%	\$ 10,500.00	\$ 10,500.00	\$ -	\$ 136,500.00
CONTRACT SUB TOTAL	\$ 7,419,652.00	96%	\$ 7,105,104.00	\$ 6,821,610.00	\$ 29,625.00	\$ 314,548.00
Approved Changes to Date	\$ 764,238.69	58%	\$ 445,021.37	\$ 352,524.53	\$ 92,496.84	\$ 319,217.32
Approved Credits to Date	\$ -	-	\$ -	\$ -	\$ -	\$ -
CONTRACT TOTAL	\$ 8,183,890.69	92%	\$ 7,550,125.37	\$ 7,174,134.53	\$ 375,990.84	\$ 633,765.32

SPEC Construction Inc.

Substantial completion calculation based on Construction Act	
Amount removed for items dependant on weather (for purpose of Substantial Completion Calculation):	\$ 253,869.00
Revised contract sub total:	\$ 7,165,763.00
Performed value:	\$ 7,105,104.00
Revised Completion percentage:	99%