

April 5, 2021

Mr. Frank Crisostimo
Buttcon Limited
8000 Jane Street, Suite 401, Tower B
Concord, Ontario L4K 5B8
Email: fcrisostimo@buttcon.com

Dear Mr. Crisostimo:

RE: PARKBRIDGE NEW TWO-STOREY OFFICE BUILDING HEADQUARTERS
70 Huron Street, Collingwood, Ontario
LETTER OF SUBSTANTIAL PERFORMANCE
- GENERAL CONTRACTOR: BUTTCON LIMITED

This is to advise you that the building contract for the above-mentioned project has been accepted as substantially performed as of March 31, 2021 (per enclosed Certificate of Substantial Performance).

In accordance with the project specifications, the balance of the holdback will be released after the expiration of the 60-day lien period. Pursuant to the requirements of the Construction Act it is necessary that the Contractor shall publish the certificate in a construction trade newspaper. The date of publication commences the lien period.

The acceptance of this work does not relieve the General Contractor and his subcontractors of their responsibility to carry out any and all deficiencies in materials and workmanship that might come to light during the warranty/guarantee period which will run for one year from the date of Substantial Performance: from March 31, 2021 to March 31, 2022.

Mr. Frank Crisostimo
Buttcon Limited

2-

April 5, 2021

RE: PARKBRIDGE NEW TWO-STOREY OFFICE BUILDING HEADQUARTERS
70 Huron Street, Collingwood, Ontario
LETTER OF SUBSTANTIAL PERFORMANCE
- GENERAL CONTRACTOR: BUTTCON LIMITED

The holdback will not be released until the following required documents have been received:

- i. Workplace Safety and Insurance Board Certificate of Clearance from the General Contractor;
- ii. Statutory Declaration that no liens are on the building from the General Contractor;
- iii. Copy of advertisement of Substantial Performance Certificate, as published in a construction trade newspaper, to the Architect and the Owner.

If there are any further questions, please do not hesitate to contact our office.

Sincerely,

+VG ARCHITECTS



Kevin Church

cc: Andrew Little, Donna Stevens - Parkbridge
D. Jain, A. Miller, T. Morelli – Jain Sustainability Consultants Inc.

Attachment

This communication is intended as a private communication for the sole use of the primary addressee and those individuals listed for copies in the original message. The information contained in this communication is private and confidential and if you are not an original intended recipient you are hereby notified that copying, forwarding or other dissemination or distribution of this communication by any means is prohibited. If you are not specifically authorized to receive this communication and if you believe that you received it in error please notify the original sender immediately. This is proprietary to +VG Architects (The Ventin Group).

K:\TVG-Brantford\Parkbridge HQ-21879\Contract Admin\SubstCompl\2021.04.05 Substantial Performance Ltr.docx

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

Town of Collingwood

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

70 Huron Street, Collingwood, Ontario L9Y 4L4

(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:

Parkbridge New Two-Storey Office Building Headquaraters

(short description of the improvement)

to the above premises was substantially performed on March 31, 2021

(date substantially performed)

Date certificate signed: April 5, 2021



(payment certifier where there is one)

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

Name of owner: Parkbridge Lifestyle Communities

Address for service: 70 Huron Street, Collingwood, Ontario L9Y 4L4

Name of contractor: Buttcon Limited

Address for service: 8000 Jane Street, Suite 401, Tower B, Concord, Ontario L4K 5B8

Name of payment certifier (where applicable): The Ventin Group Ltd., Architects (+VG Architects)

Address: 50 Dalhousie Street, Brantford, Ontario N3T 2H8

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

70 Huron Street, Collingwood, Ontario L9Y 4L4

(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)

Plus VG Architects

March 31 21

Kevin Church

We are hereby applying for Substantial Performance of the above project.
Please find enclosed the following:

1. Our Progress Application for March 31 21

Based on our Progress Application of March 24 21
the following is our calculation in support of our application for SP.

Revised contract value 14,193,420.51

A. Outstanding work allowed

3% of the first 1,000,000.00		\$	30,000.00
2% of the next 1,000,000.00		\$	20,000.00
1% of the contract balance of	12,193,420.51	\$	121,934.21
		Total	\$ 171,934.21

B. Less unused portion of Allowances

allowances not used		\$	48,176.63
contingency not used		\$	260,901.96
		\$	309,078.59

C. Work which can not be performed beyond our control

Division 2	Paving works	\$	23,419.62
	Site Services	\$	7,000.00
	landscaping	\$	252,668.00
		\$	-
		\$	283,087.62

D. Total work to be completed and deficiencies as per the March 24 21 billing		\$	618,699.68
--	--	----	-------------------

Less unused allowances, in B above		\$	309,078.59
Less work, which cannot be performed for reasons beyond our control, in C above		\$	283,087.62
	Total	\$	26,533.47

As amount "D" is less than amount "A", the project shall be deemed substantially performed.
The balance of outstanding work is presently being carried out.
Please issue a Certificate of Substantial Performance in order that we can publish same in the
Daily Commercial News.

The as-builts, and Operation and Maintenance Manuals continue get complied and corrected

Yours truly,

Frank Crisostimo
Sr. Project Manager