May 25, 2021

Anthony Monardo
K.I.B. Building Restoration Inc.
5320 Bradco Boulevard
Mississauga, Ontario, L4W 1G7

Dear Mr. Monardo,

RE: Curtainwall & Glazing Rehabilitation – 30 Wellington Street East **RJC No. TOR.120111.0003**
Contract Close-Out

All parties (M.T.C.C. 590 c/o DEL Property Management, Read Jones Christoffersen Ltd., and K.I.B. Building Restoration Inc.) have agreed that the work associated with the Curtainwall and Glazing Rehabilitation at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. You are required by the terms of your Contract to take all appropriate measures to comply with the Contract Close-Out procedures outlined in the documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- All other Contractual Obligations

In addition to these items, you are also required to supply all guarantees, warranties, inspection certificates, maintenance manuals and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the specification, specifically:

- Section 01 78 36 – Warranties and Bonds
- Section 07 92 00 – Building Envelope Sealants
- Section 08 44 13 – Aluminum Curtainwall System
- Section 08 81 00 – Glass and Glazing

The warranty periods are clearly outlined in Specification Section 01 78 36 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

Contractor is required to submit maintenance manuals and project record drawings for the work performed as part of the Contract

A final walk-through inspection was completed by Read Jones Christoffersen Ltd. on March 30, 2021 as documented in Field Review Report No. 39. During the review comments and deficiencies were documented and reported in FRR#39.

The holdback will become payable 60 days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication and all warranties and maintenance manuals with your holdback invoice. It is expected that all deficiencies will be addressed and the required maintenance manuals and project record drawings will be provided prior to the holdback invoice becoming due. A holdback of $10,000 will be held back until all warranty and close-out related documents are submitted.

We trust this information is satisfactory and self-explanatory; however, if you have any questions, please do not hesitate to call.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Prepared By



Brett Lessard, B.A.Sc., P.Eng.
Building Science Engineer
Building Science and Restoration

Reviewed by:



Duncan Rowe, M.Eng., P.Eng., LEED AP
Principal
Building Science and Restoration

Encl. Certificate of Substantial Performance
Deficiency List

Construction Act

R.S.O. 1990, Chapter C.30
Last Amendment: 2018, C.17, Sched. 8, S.1-20

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

CITY OF TORONTO

30 WELLINGTON STREET EAST
TORONTO, ONTARIO

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

CURTAINWALL AND GLAZING REHABILITATION

to the above premises was substantially performed on **APRIL 30, 2021**

Date certificate signed: **MAY 25, 2021**

.....
(Payment Certifier)

Name of Owner:	**METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 590 C/O DEL PROPERTY MANAGEMENT INC.**
Address of Service:	**30 Wellington Street East** **Toronto, Ontario, M5E 1S3**
Name of Contractor:	**K.I.B. BUILDING RESTORATION INC.**
Address for Service:	**5320 Bradco Boulevard** **Mississauga, Ontario, L4W 1G7**
Name of Payment Certifier:	**READ JONES CHRISTOFFERSEN LTD.**
Address:	**100 University Avenue, North Tower, Suite 400** **Toronto, ON, M5J 1V6**

A. Identification of premises for preservation of liens:

30 WELLINGTON STREET EAST
TORONTO, ONTARIO

CURTAINWALL REHABILITATION
30 WELLINGTON AVENUE EAST – RJC # TOR.120111.0003
DEFICIENCY LIST

The deficiencies/ incomplete items noted below are based on Field Review Reports performed by RJC. This deficiency list is prepared to identify corrective/ incomplete work apparent to RJC during field reviews and constitutes written instruction to bring the Work in to conformity with the Contract Documents at no extra cost to the Owner. This shall not be construed as a complete list nor shall it relieve the Contractor from responsibility for the proper performance of the Work in accordance with the Contract Documents.

List Updated: May 25, 2021

(Certificate of Substantial Completion)

Deficiency # (Date Noted)	Location(s)	Deficiency Description	Photo	Required Action	Date Completed
1 (FRR #39)	Suite 1902.	Transitional IGU was replaced; KIB did not reinstall the interior acoustic window properly.	N/A	KIB to repair.	MTCC advised this to be scheduled later in a separate PO. March 26, 2021
2 (FRR #39)	Suite 203.	Existing 1981 IGU damaged due to pressure plate and/or snap cap installation.		KIB to replace IGU.	MTCC and KIB agreed to split cost 50/50, $1,250.00 + HST each. RJC to issue Change Order. April 19, 2021
3 (FRR #39)	South elevation.	Touch-up paint on new snap caps.	N/A	KIB to repair.	

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List Updated: May 25, 2021
(Certificate of Substantial Completion)

Deficiency # (Date Noted)	Location(s)	Deficiency Description	Photo	Required Action	Date Completed
4 (FRR #39)	Suites 401, 603, 606, 1103, 1105, 1203.	New weatherstripping foam tape at awning windows is failing prematurely.		KIB to replace and advise. DEL to monitor.	DEL continues to monitor.