



I N V I Z I J

September 1, 2022

Ira McDonald Construction Limited
67 Frid Street, Unit 16
Hamilton, Ontario, L8P 4M3
Sent via e-mail only

ATTENTION: Mr. Patrick Tucker, Project Manager and Systems Coordinator

SUBJECT: MUMC Pharmacy Cleanroom
1st Floor Level, 1200 Main Street West, Hamilton, Ontario
Invizij Architects Project No.: 20009

Dear Mr. Patrick Tucker,

We have reviewed your attached request for Substantial Performance, received by our office on the August 31, 2022, of the Contract on this project and find it in order. A copy of the Certificate of Substantial Performance is attached.

Please forward evidence of your publication of this certificate directly to the Owner, with a copy to our office, so we may include it in our certification for the release of holdback.

Please do not hesitate to contact us if you require further information or clarification.

Best Regards,

Nidhi Nanda, Project Manager, Invizij Architects Inc.
NN

Page 1 of 2



Ira McDonald Construction Limited
Mr. Patrick Tucker
September 1, 2022

c.c.

Owner: HHS MUMC – German Pardes, Daniela Pavlich

Construction Manager: Ira McDonald Construction – Karen Lochner

Structural Engineer: Kalos Engineering Inc. – Hank Huitema

Mechanical Engineer: Arc Engineering Inc. – Richard Labelle, Phil Gabany, Art Rebek,
Howard Roberts

Electrical Engineer: Seguin Engineering Inc. –Keith Seguin

Invizij Architects Inc. - Bob Prince, Principal

HHS MUMC Pharmacy Clean Room
1200 Main Street West
Hamilton, ON

IMC Project No. 20-00-065

Request for Substantial Performance

Ira McDonald Construction Ltd. hereby requests the date of substantial performance of the work be April 22, 2022 per the completed Form 9 attached.

The balance of the work has been completed as of August 20th, 2022.

Items remaining to be completed:

- .1) Updated PDF Arch As Built with Missing drawing revisions – to be completed by September 9th, 2022
- .2) Architectural As Built in CAD and Hard Copy - to be completed by September 16th, 2022
- .2) Structural As Built CAD, Hard Copy and PDF - to be completed by September 16th, 2022
- .3) Provide Lab Works as Built hard copies to Owner - to be completed by September 16th, 2022
- .4) Include Sealants Extended Warranty in Arch O&M Manuals – to be sent electronically to be added to manuals by September 1st, 2022

Ira McDonald Construction Ltd.

From: Patrick Tucker <Patrick.Tucker@iramcdonald.com>
Sent: 31-Aug-22 3:20 PM
To: Nidhi Nanda - Invizij Architects; Richard Labelle; Keith Seguin; dnicholls@seguinengineering.com; Hank Huitema; pgabany@arcengineering.ca
Cc: pavlidan@hhsc.ca; Bob Prince - Invizij Architects; paredesg@hhsc.ca
Subject: RE: HHS Pharmacy Clean Room-Substantial Completion Letter
Attachments: [MUMC Pharmacy - Request for Substantial.pdf](#); [WSIB exp Nov 2022_unlocked.pdf](#)

Hi Nidhi,

Attached is the updated letter with the dates for completion for outstanding items listed.

Note that the balancing report provided is the latest version and final version that will be completed within this project. The issues surrounding airflow remain and action is being taken by HHS to rectify these issues outside of this contract. We will not be returning to site to do any further balancing under this contract.

I have attached what I believe is an unlocked version of the WSIB certificate. Please let me know if this version works. I was able to bind it into other files.

Best Regards,

Pat Tucker, CMT, CCCA
Project Manager and Systems Coordinator
Ira McDonald Construction Limited
C: 905-979-0167
www.iramcdonald.com



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From: Nidhi Nanda - Invizij Architects <nanda@invizij.ca>
Sent: August 31, 2022 2:28 PM
To: Patrick Tucker <Patrick.Tucker@iramcdonald.com>; Richard Labelle <rlabelle@arcengineering.ca>; Keith Seguin <kseguin@sei-ee.com>; dnicholls@seguinengineering.com; Hank Huitema <hankh@kaloseng.ca>; pgabany@arcengineering.ca
Cc: pavidan@hhsc.ca; Bob Prince - Invizij Architects <Prince@invizij.ca>; paredesg@hhsc.ca
Subject: RE: HHS Pharmacy Clean Room-Substantial Completion Letter

From: Patrick Tucker <Patrick.Tucker@iramcdonald.com>
Sent: 22-Apr-22 10:28 AM
To: Nidhi Nanda - Invizij Architects; Bob Prince - Invizij Architects
Cc: pavlidan@hhsc.ca; paredesg@hhsc.ca; Karen Lochner; Andrew Lametti
Subject: 20-00-065 - HHS MUMC Pharmacy Clean Room Renovation - Request for Substantial Performance
Attachments: [21-115 ESA - Certificate of Acceptance - 16968220.PDF](#); [21-115 Fire Alarm VI Report.pdf](#); [NFPA 13 - Tyco.pdf](#); [form9-rev0119-fil-en.doc](#)

Hi All,

Please find attached the ESA, NFPA 13 Letter, and the fire alarm verification report as required to obtain consultant letters. Also attached is Progress Claim #006 and a partially completed Form 9. We are invoicing 100% of everything with the exception of closeout documents.

Please consider this email our application for substantial completion per the calculation below:

Total Contract – \$2,422,184.98
Completed to date - \$2,414,684.98
Work remaining - \$7,500.00

Substantial Performance Calculation:

3% of \$1,000,000.00 = \$ 30,000.00
2% of \$1,000,000.00 = \$ 20,000.00
1% of \$422,184.98 = \$ 4,221.84
Total = \$54,221.84

Please let us know of any comments you have. We would like to publish next week.

Best Regards,

Pat Tucker, CMT, CCA
Project Manager and Systems Coordinator
Ira McDonald Construction Limited
C: 905-979-0167

www.iramcdonald.com



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TO CLIENT:

Hamilton Health Sciences
1200 Main Street West
Hamilton, Ontario L8P4M2

FROM CONTRACTOR:

Ira McDonald Construction Ltd.
67 Frid Street, Unit 16
Hamilton, Ontario L8P4M3

CONTRACT/PO #: 1100804

CONTRACT FOR: HHS MUMC Pharmacy Clean Room Prime Contract

HST REG #: R102527736

PROJECT #: 20-00-065

PROJECT:

HHS MUMC Pharmacy Clean Room
1200 Main St West
Hamilton, Ontario L8N 1V9

VIA CONSULTANT:

Nidhi Nanda (Invizij Architect Inc.)
185 Young Street
Hamilton, Ontario L8N1V9

INVOICE #: 20-065-008

INVOICE DATE: 19/08/2022

CONTRACTOR'S PROGRESS CLAIM

Progress Claim is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum		\$2,299,000.00
2.	Net change		<u>\$176,199.37</u>
3.	Contract Sum to date (Line 1 ± 2)		<u>\$2,475,199.37</u>
4.	Total completed and stored to date (Column G on detail sheet)		<u>\$2,404,934.98</u>
5.	Retainage:		
	a. 0.00% of completed work	<u>\$0.00</u>	
	b. 0.00% of other holdbacks:	<u>\$0.00</u>	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		<u>\$0.00</u>
6.	Total earned less retainage (Line 4 less Line 5 Total)		<u>\$2,404,934.98</u>
7.	Less previous progress claims (Line 6 from prior certificate)		<u>\$2,164,441.41</u>
8.	Amount of this application: (Line 6 less Line 7)	\$ 240,493.50	— \$240,493.57
9.	HST:		<u>\$31,264.16</u>
10.	Current payment due: (Line 8 plus Line 9)		<u>\$271,757.73</u>
11.	Balance to finish, including retainage (Line 3 less Line 6)		<u>\$70,264.39</u>

CHANGE SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Client:	\$214,128.98	\$(90,944.00)
Total approved this Month:	\$53,014.39	\$0.00
Totals:	\$267,143.37	\$(90,944.00)
Net change:	\$176,199.37	

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A – 2018

To be made by the Contractor as a condition for either

- second and subsequent progress payments; or
 release of holdback.

Application for payment number 7
dated April 26, 2022 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project Hamilton Health Sciences 1200 Main Street West Hamilton, Ontario L8P4M2 Date of Contract: <u>February 17, 2021</u>
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Name of Owner Hamilton Health Sciences	Name of Contractor Ira McDonald Construction Ltd.
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Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Hamilton this 22 day of August in the year 2022
City/Town and Province

Wynn McDonald
Name
President
Title


Signature

Christopher Lee Campbell,
a Commissioner, etc.,
Province of Ontario
for Ira McDonald Construction Ltd.
Expires November 10, 2023

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC
9
2018

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

CCDC Copyright 2018
Canadian Construction Documents Committee

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-mm-yyyy) / Période de validité (jj- mmm-aaaa)
IPA McDONALD CONSTRUCTION LIMITED	67 FRID ST UNIT 16, HAMILTON, ON, L8P4M3, CA	236220: Commercial and institutional building construction 007060: Non-Exempt Partners and Executive Officers in Construction - G6	A000017FWX	20-Aug-2022 to 19-Nov-2022

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

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca

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

Construction Act

City of Hamilton

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

1200 Main Street West, Hamilton ON

(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:

MUMC Pharmacy Clean Room

(short description of the improvement)

to the above premises was substantially performed on **April 22, 2022**

(date substantially performed)

Date certificate signed: **September 1, 2022**



(payment certifier where there is one)

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

Name of owner: **Hamilton Health Sciences**

Address for service: **1200 Main Street West, Hamilton ON L8N 1H4**

Name of contractor: **Ira McDonald Construction**

Address for service: **Unit 16 - 67 Frid Street, Hamilton ON L8P 4M3**

Name of payment certifier (where applicable): **Invizij Architects INC.**

Address: **185 Young Street, Hamilton ON L8V 1V9**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

HHS MUMC Pharmacy Clean Room Renovation

(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, a concise description of the premises, including addresses, and the name and address of the person or body to whom the claim for lien must be given)