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Suite 1500  
Toronto, Ontario  
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www.wzmmh.com

December 22<sup>nd</sup>, 2025

**WZMMH ARCHITECTS**

**Greenferd Construction Inc**  
70 East Beaver Creek Road Unit 42  
Richmond Hill, ON, L4B 3B2

**Re: 155 WELLINGTON ST. WEST (2<sup>nd</sup> & 10<sup>th</sup> floors)**  
**Project No. 08728.000**  
**Publication of Certificate of Substantial Performance**  
(Interior Office Renovation)

Dear Mr. Patrick Baker,

We are pleased to submit herewith the Construction Act Form 9 dated December 22<sup>nd</sup>, 2025, acknowledging substantial performance was achieved on October 31, 2025 for the above noted project. Publishing this document in the Daily Commercial News is the sole responsibility of Greenferd Construction Inc. WZMMH and the Owner, Royal Bank of Canada, require confirmation by the Daily Commercial News certificate, that the Form 9 has been published according to the Construction Act.

The holdback monies will be released on the day following the expiry of the lien period, which is 60 days long and starts the day after the date of publication.

Please contact the undersigned if you have any queries regarding the above.

Yours truly,

**WZMMH ARCHITECTS**



Nick Losurdo, OAA

cc.	Patrick Baker	Greenferd Construction Inc
	Joshua Paul	Greenferd Construction Inc
	Ali Shahriary	Greenferd Construction Inc
	Andreas Lederer	Jones Lang LaSalle
	RBC-JLL-AP-Projects	Jones Lang LaSalle

Attachment:

1. Form 9
2. Substantial Performance Calculation
3. Draw #8R1

**Principals**

Len Abelman OAA, MRAIC  
Carl Blanchaer OAA, FRAIC  
Nicola Casciato OAA, MRAIC  
Harrison Chan OAA, MRAIC  
Jee-Young Kang, B.Arch  
Jeffrey Leong-Poi, OAA, MRAIC  
David Moore OAA, FRAIC, LEED AP  
Richard Myers, OAA, MRAIC, LEED AP BD+C  
Moran Olsha, B.Tech, LEED AP  
Zenon Radewych B.Tech  
Robert Sampson OAA, MRAIC  
John White OAA, MRAIC

**Chief Financial Officer**

Henry Ng CPA, CA

A Partnership of Corporations

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

*Construction Act*

**City of Toronto**

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

**155 Wellington Street West, Toronto ON M5V 3H1**

(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:

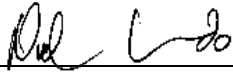
**Upgrade to interior finishes Floors 2 and 10**

(short description of the improvement)

to the above premises was substantially performed on **October 31, 2025**

(date substantially performed)

Date certificate signed: **December 18, 2025**



(payment certifier where there is one)

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

Name of owner: **Royal Bank of Canada.**

Address for service: **155 Wellington Street West, Toronto ON M5V 3H1**

Name of contractor: **Greenferd Construction Inc.**

Address for service: **70 East Beaver Creek Road, Unit # 42, Richmond Hill, ON L4B 3B2**

Name of payment certifier (where applicable): **WZMH**

Address: **95 St. Clair Avenue West, Suite 1500, Toronto, ON M4V 1N6**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

**155 Wellington Street West, 2<sup>nd</sup> Floor, Toronto, ON M5V 3H1**

(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)

**Substantial Performance Calculation**  
**Based on Draw #09R1 & Date October 31,2025**  
**Certificate of Payment No. 8 dated November 26, 2025**

Revised Value of Contract (from latest approved billing)		\$	1,800,280.66	
Maximum value of the outstanding work in accordance with the Construction Lien Act				
	3% of the first \$1,000,000.00		30,000.00	
	2% of the second \$1,000,000.00		16,005.61	
	1% of the remaining		-	
		\$	46,005.61	A
Value of Work Not Completed and Not Certified				
	Revised Contract Amount		1,800,280.66	
	Value of Work Completed to Date		1,752,436.69	
	Minus Unused Cash Allowances		5,000.00	
	Work Not Complete and Not Certified	\$	42,843.97	
Value of Deficient Work (see Deficiency List)				
	Item 01		-	
	Item 01		-	
	Item 01		-	
	Item 01		-	
	Item 01		-	
	Other n/a		-	
	Total Deficient Work		-	
	Work Not Complete + Deficient Work	\$	42,843.97	B
Value of Work that Cannot be Completed for Reasons Beyond the Control of the Contractor and Owner Consents to Removing from Calculation.				
	Item 01		-	
	Item 01	\$	-	C
Items to be Deleted from the Contract at the Instruction of the Owner.				
	Not Applicable	\$	-	D
Total of Work Not Completed and Deficient		-\$	3,161.64	B-(C+D)

Substantial Performance Achieved? **Yes**

## INVOICE

Page: 1 of 4

<b>To:</b> Royal Bank of Canada Dave Robson c/o Jones Lang LaSalle Americas Inc. 200 Wellington St., West, Suite 605 Toronto, ON M5V 3C7	<b>PO No.:</b> 35014P4CC0A5 / 28250  <b>Description:</b> dave.robson@jll.com, debbie.belsey@jll.com, zahra.badamchi, rbcjllaprojects@jll.com, rbccontractadmin, bravalji, nlosurdo@wzmmh.com	<b>Invoice No.:</b> 25013-09 <b>Invoice Date:</b> Oct 31, 2025 <b>Draw No.:</b> 8 <b>Rev No.:</b> 1 <b>Period Ending Date:</b> Oct 31, 2025 <b>Due Date:</b> Nov 28, 2025
<b>Project Name:</b> RBC - 155 Wellington St. W - 2nd & 10th 155 Wellington St. W 2nd & 10th Floor Toronto, ON	<b>Payment To:</b> Greenferd Construction Inc.  <b>Attn:</b>  <b>HST No.:</b> 138792296	<b>Project No.:</b> 25013 <b>Contract Date:</b> Mar 14, 2025

Invoice is made for payment, as shown below, in connection with the contract.

1. Original Contract Amount	\$	1,491,500.00	
2. Authorized Changes to Date	\$	308,780.66	
3. Current Contract Amount	\$		1,800,280.66
4. Total Progress to Date	\$	1,752,436.69	
5. Holdback	\$	175,243.67	
6. Holdback Release	\$	0.00	
7. Current Holdback	\$	175,243.67	
8. Total Progress Less Current Holdback (Line 4 - 7)	\$		1,577,193.02
9. Less Previous Invoice (Line 8 from prior Invoice)	\$	1,555,804.72	
10. Payment due This Invoice	\$	21,388.30	
11. Balance Unpaid (Line 3 - 8)	\$		223,087.64
12. HST	\$	2,780.48	
13. Total Amount Payable This Invoice (Line 10 + 12)	\$	24,168.78	

## INVOICE

Invoice No.: 25013-09					Invoice Date: Oct 31, 2025						
Draw No.: 8					Due Date: Nov 28, 2025						
Rev No.: 1					Period: Oct 31, 2025						
Project No.: 25013					Project Name: RBC - 155 Wellington St. W - 2nd & 10th Floor						
A	B	C			D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE			WORK COMPLETED (D+E)		WORK COMPLETED TO DATE	PER-% ( F / C )	BALANCE TO FINISH	TOTAL HOLDBACK TO DATE	
		ORIGINAL	CHANGE ORDERS	CURRENT	PREVIOUSLY BILLED	INVOICED THIS PERIOD					
01001	General Conditions (Administrative)	126,703.00	0.00	126,703.00	122,901.91	0.00	122,901.91	97.00	3,801.09	12,290.19	
01005	ALLOWANCE - CLIENT Provided	5,000.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00	
01009	Close Outs	5,000.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00	
02200	Demolition	73,650.00	0.00	73,650.00	73,650.00	0.00	73,650.00	100.00	0.00	7,365.00	
06200	Architectural Millwork / Wood Doors and	99,136.00	0.00	99,136.00	97,153.28	0.00	97,153.28	98.00	1,982.72	9,715.33	
08200	Hardware	22,000.00	0.00	22,000.00	22,000.00	0.00	22,000.00	100.00	0.00	2,200.00	
09002	Floor Finishes	490,300.00	0.00	490,300.00	487,800.00	2,500.00	490,300.00	100.00	0.00	49,030.00	
09100	Gypsum Board	42,738.00	0.00	42,738.00	40,238.00	2,500.00	42,738.00	100.00	0.00	4,273.80	
09600	Wall Finishes	92,900.00	0.00	92,900.00	90,400.00	0.00	90,400.00	97.31	2,500.00	9,040.00	
10440	Raised Access Floor	18,790.00	0.00	18,790.00	18,790.00	0.00	18,790.00	100.00	0.00	1,879.00	
15010	Mechanical	149,000.00	0.00	149,000.00	146,500.00	2,000.00	148,500.00	99.66	500.00	14,850.00	
16100	Electrical	167,383.00	0.00	167,383.00	164,883.00	2,000.00	166,883.00	99.70	500.00	16,688.30	
17005	Communications	198,900.00	0.00	198,900.00	196,400.00	2,000.00	198,400.00	99.75	500.00	19,840.00	
QT001	CO-01 - SI-1.0 Change Carpet Spec in	0.00	10,032.75	10,032.75	10,032.75	0.00	10,032.75	100.00	0.00	1,003.28	
QT002	CO-02 -S & I 656 Bare Finish Panels	0.00	23,410.00	23,410.00	23,410.00	0.00	23,410.00	100.00	0.00	2,341.00	
QT003	CO-11 - Required HVAC Diffusers	0.00	28,170.00	28,170.00	28,170.00	0.00	28,170.00	100.00	0.00	2,817.00	
QT004	CO-12 - Supply and Install Pigtailes	0.00	18,333.47	18,333.47	18,333.47	0.00	18,333.47	100.00	0.00	1,833.35	
QT005	CO-13 - CCN-2.0 & CCN-2.1 ½ Flooring	0.00	10,473.75	10,473.75	10,473.75	0.00	10,473.75	100.00	0.00	1,047.38	
QT006	Cancelled	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
QT007	CO-05 -.1 - CCN-1.0, ECN-01 ITCN-01	0.00	19,553.94	19,553.94	19,553.94	0.00	19,553.94	100.00	0.00	1,955.39	
QT008	CO-03 - CCN-5.0 & ECN-04 Blank Cover	0.00	3,949.16	3,949.16	3,949.16	0.00	3,949.16	100.00	0.00	394.92	
QT009	CO-07 - CCN-3.0, ECN-03, CMR-02 &	0.00	10,522.26	10,522.26	10,522.26	0.00	10,522.26	100.00	0.00	1,052.23	
QT010	CO-06 - Patching Partitions & Misc Labour	0.00	3,608.41	3,608.41	3,608.41	0.00	3,608.41	100.00	0.00	360.82	
QT011	Phase1 Carpet Installation Post Furniture	0.00	54,403.97	54,403.97	54,403.97	0.00	54,403.97	100.00	0.00	5,440.40	
QT012	CO-09 - CCN-6.0, ECN-05, CMR-03 &	0.00	4,979.99	4,979.99	4,979.99	0.00	4,979.99	100.00	0.00	498.00	
QT013	CO-08 - CCN-7.1&CMR-04 2nd and 10th	0.00	28,222.90	28,222.90	8,466.87	0.00	8,466.87	30.00	19,756.03	846.69	

## INVOICE

Invoice No.: 25013-09					Invoice Date: Oct 31, 2025					
Draw No.: 8					Due Date: Nov 28, 2025					
Rev No.: 1					Period: Oct 31, 2025					
Project No.: 25013					Project Name: RBC - 155 Wellington St. W - 2nd & 10th Floor					
A	B	C			D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE			WORK COMPLETED (D+E)		WORK COMPLETED TO DATE	PER-% (F / C)	BALANCE TO FINISH	TOTAL HOLDBACK TO DATE
		ORIGINAL	CHANGE ORDERS	CURRENT	PREVIOUSLY BILLED	INVOICED THIS PERIOD				
QT014	CO-10 - CCN-8.0 Whiteboards	0.00	12,170.26	12,170.26	12,170.26	0.00	12,170.26	100.00	0.00	1,217.03
QT015	CO-14 - CCN-9.0 Accent Paint and Wall	0.00	8,279.78	8,279.78	8,279.78	0.00	8,279.78	100.00	0.00	827.98
QT016	CO-15 - Proceed with Alternate LVT Spec	0.00	10,065.83	10,065.83	10,065.83	0.00	10,065.83	100.00	0.00	1,006.55
QT017	CO-17 - CCN-13.1, ECN-06 & ITCN-05	0.00	2,737.86	2,737.86	2,737.86	0.00	2,737.86	100.00	0.00	273.79
QT018	CO-18 - CCN-15.0, ECN-07 & ITCN-06	0.00	16,196.83	16,196.83	12,147.62	0.00	12,147.62	75.00	4,049.21	1,214.77
QT019	Cancelled	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
QT020	CCN-14.0, ECN-08 & ITCN-07 Coat Closet	0.00	23,694.03	23,694.03	23,694.03	0.00	23,694.03	100.00	0.00	2,369.40
QT021	CCN 17.0 - Meeting Room 2E02 Controls &	0.00	2,955.80	2,955.80	2,955.80	0.00	2,955.80	100.00	0.00	295.59
QT022	CCN 19, ECN-09 - 2nd Floor Mailroom	0.00	17,019.67	17,019.67	0.00	12,764.75	12,764.75	75.00	4,254.92	1,276.48
QT023	CCN 20.0 ECN10, ITCN08 Cage Revision	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CONTRACT TOTAL:		1,491,500.00	308,780.66	1,800,280.66	1,728,671.94	23,764.75	1,752,436.69	97.34	47,843.97	175,243.67
LESS HOLDBACK:					172,867.22	2,376.45	175,243.67		4,784.40	
SUBTOTAL:					1,555,804.72	21,388.30	1,577,193.02		43,059.57	
HST:		193,895.00	40,141.49	234,036.49	202,254.60	2,780.48	205,035.08		29,001.41	22,781.68
TOTAL THIS INVOICE:		1,685,395.00	348,922.15	2,034,317.15	1,758,059.32	24,168.78	1,782,228.10	87.61	72,060.98	198,025.35

## INVOICE

### CHANGE ORDER LISTING

<b>Invoice No.:</b> 25013-09	<b>Invoice Date:</b> Oct 31, 2025
<b>Draw No.:</b> 8	<b>Due Date:</b> Nov 28, 2025
<b>Rev No.:</b> 1	<b>Period:</b> Oct 31, 2025
<b>Project No.:</b> 25013	<b>Project Name:</b> RBC - 155 Wellington St. W - 2nd & 10th Floor

<b>CHANGE ORDER SUMMARY</b>					
<b>PCI NO.</b>	<b>DATE APPROVED</b>	<b>DESCRIPTION</b>	<b>CO No.</b>	<b>Previously Billed</b>	<b>Current Billing</b>
CO-01	May 06, 2025	SI-1.0 – Change of Carpet Spec in Identified Locations		10,032.75	0.00
CO-02	May 06, 2025	Tate Access Floors Inc. to Supply and Install 656 Bare Finish Panels where Electrical Boxes are Deleted		23,410.00	0.00
CO-03	May 26, 2025	CCN-5.0 & ECN-04 – Blank Cover Plates as per RFI-06 response		3,949.16	0.00
CO-05	Jun 24, 2025	CCN-1.0, ECN-01 & ITCN-01 – Power and Data for Oasis, 10th Floor		19,553.94	0.00
CO-06	Jun 13, 2025	Remove Existing Walltalker Whiteboards Not Indicated on Drawings and Prep for New Paint Finish + Labour to Move Around Staff Contents and Furniture to Assist in Staging and Site Progress		3,608.41	0.00
CO-07	Jun 05, 2025	CCN-3.0, ECN-03, CMR-02 & ITCN-03 – Revisions to EA Workplace Layout		10,522.26	0.00
CO-08	Jul 04, 2025	CCN-7.1 & CMR-04 – 2nd and 10th Floor Pod Sprinklers		28,222.90	0.00
CO-09	Jun 13, 2025	CCN-6.0, ECN-05, CMR-03 & ITCN-04 – 2nd Floor Cage Vault & Cabana Layout and 2nd and 10th Floor Pod Relocation		4,979.99	0.00
CO-10	Jun 13, 2025	CCN-8.0 – Whiteboards		12,170.26	0.00
CO-11	May 06, 2025	Required HVAC Diffusers		28,170.00	0.00
CO-12	May 06, 2025	Supply and Install Pigtails		18,333.47	0.00
CO-13	May 06, 2025	CCN-2.0 & CCN-2.1 – Flooring Spec Change and Carpet Direction		10,473.75	0.00
CO-14	Jul 04, 2025	CCN-9.0 – Accent Paint and Wall Base		8,279.78	0.00
CO-15	Aug 12, 2025	Proceed with Alternate LVT Spec		10,065.83	0.00
CO-17	Aug 12, 2025	CCN-13.1, ECN-06 & ITCN-05 – Addition of Digital Screen to meeting Room 02-N-57		2,737.86	0.00
CO-18	Aug 12, 2025	CCN-15.0, ECN-07 & ITCN-06 – Imaging Room and Mailroom Swing Gate		16,196.83	0.00
QT011	Jul 30, 2025	Phase #1 Carpet Installation Post Furniture Installation in Client Occupied Space		54,403.97	0.00
QT020	Sep 22, 2025	CCN-14.0, ECN-08 & ITCN-07 – Coat Closet Relocation		23,694.03	0.00
QT021	Sep 22, 2025	CCN 17.0 - Meeting Room 2E02 Controls and Switch Relocation		2,955.80	0.00
QT022	Nov 03, 2025	CCN 19, ECN-09 - 2nd Floor Mailroom Door Access		0.00	17,019.67
<b>Current Total:</b>				291,760.99	17,019.67
<b>Net Changes to Date:</b>					308,780.66