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Suite 1500  
Toronto, Ontario  
Canada M4V 1N6  
  
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www.wzmh.com

January 14, 2026

**WZMH ARCHITECTS**

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

**Re: 155 WELLINGTON ST. WEST (3<sup>RD</sup> & 5<sup>TH</sup> floors)**  
**Project No. 08775.000**  
**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 January 14<sup>th</sup>, 2026, acknowledging substantial performance was achieved on December 31<sup>st</sup>, 2025 for the above noted project. Publishing this document in the Daily Commercial News is the sole responsibility of Greenferd Construction Inc. WZMH 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,

**WZMH ARCHITECTS**

Nick Losurdo, OAA

cc.	Patrick Baker	Greenferd Construction Inc
	Brandon Buchnea	Greenferd Construction Inc
	Dolapo Agbato	Turner & Townsend
	Amal Shower	Turner & Townsend

Attachment:

1. Form 9
2. Substantial Performance Calculation dated Jan 13, 2026
3. Invoice 25019-08 dated Dec 19, 2025.

**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 ST. W., TORONTO, ON M5V 3L3

(street address and city, town, etc., or, if there is no street address, the location of the premises)

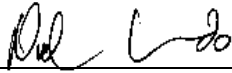
This is to certify that the contract for the following improvement:

INTERIOR OFFICE RENOVATION (3RD & 5TH FLOORS)

(short description of the improvement)

to the above premises was substantially performed on December 31, 2025  
(date substantially performed)

Date certificate signed: January 14, 2026



(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: 181 Bay Street, 11th Floor, Toronto Ontario M5J 2V1

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 Architects

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:

181 Bay Street, 11th Floor, Toronto Ontario M5J 2V1

(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 #8, Dated Dec,19,2025

Certificate of Payment No. 8 dated Jan,12,2026

Revised Value of Contract (from latest approved billing)		\$	3,477,798.46	
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		20,000.00	
	1% of the remaining		14,777.98	
		\$	<b>64,777.98</b>	<b>A</b>
Value of Work Not Completed and Not Certified				
	Revised Contract Amount		3,477,798.46	
	Value of Work Completed to Date		3,470,298.46	
	Minus Unused Cash Allowances		-	
	Work Not Complete and Not Certified	\$	<b>7,500.00</b>	
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	\$	<b>7,500.00</b>	<b>B</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		-	
	Item 01	\$	-	<b>C</b>
Items to be Deleted from the Contract at the Instruction of the Owner.				
	Not Applicable	\$	-	<b>D</b>
Total of Work Not Completed and Deficient		\$	<b>57,277.98</b>	<b>B-(C+D)</b>

**Substantial Performance Achieved?**

**Yes**

## INVOICE

Page: 1 of 6

To: CBRE Limited (Canada)  120 Bremner Blvd. Suite 1100 Toronto, ON M5J 0A8	PO No.: RBC06235107  Description: dima.elbaba, dolapo.agbato, Amal.Shawer@turntown.com, ayao, nlosurdo, rtherrien, rpant@wzmh.com, rbccontractadmin@wzmh.com	Invoice No.: 25019-08 Invoice Date: Dec 19, 2025 Draw No.: 8 Rev No.: 1 Period Ending Date: Dec 19, 2025 Due Date: Jan 16, 2026
Project Name: RBC - GTA Strategy - 155 Wellington 155 Wellington Street West, Floors 3 & 5 Toronto, ON	Payment To: Greenferd Construction Inc.  Attn:  HST No.: 138792296	Project No.: 25019 Contract Date: Jun 10, 2025

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

1. Original Contract Amount	-----	\$	2,661,127.81	
2. Authorized Changes to Date	-----	\$	816,670.65	
3. Current Contract Amount	-----	\$		3,477,798.46
4. Total Progress to Date	-----	\$	3,470,298.46	
5. Holdback	-----	\$	347,029.85	
6. Holdback Release	-----	\$	0.00	
7. Current Holdback	-----	\$	347,029.85	
8. Total Progress Less Current Holdback				
(Line 4 - 7)	-----	\$		3,123,268.61
9. Less Previous Invoice	-----	\$		
(Line 8 from prior Invoice)	-----	\$	3,084,472.53	
10. Payment due This Invoice	-----	\$	38,796.08	
11. Balance Unpaid (Line 3 - 8)	-----	\$		354,529.85
12. HST	-----	\$	5,043.49	
13. Total Amount Payable This Invoice				
(Line 10 + 12)	-----	\$	43,839.57	

## INVOICE

Invoice No.: 25019-08					Invoice Date: Dec 19, 2025					
Draw No.: 8					Due Date: Jan 16, 2026					
Rev No.: 1					Period: Dec 19, 2025					
Project No.: 25019					Project Name: RBC - GTA Strategy - 155 Wellington					
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)	139,393.80	0.00	139,393.80	139,393.80	0.00	139,393.80	100.00	0.00	13,939.38
01250	Bonding	25,383.21	0.00	25,383.21	25,383.21	0.00	25,383.21	100.00	0.00	2,538.32
02200	Demolition	71,666.27	0.00	71,666.27	71,666.27	0.00	71,666.27	100.00	0.00	7,166.63
02205	Demolition - Furniture	106,158.70	0.00	106,158.70	106,158.70	0.00	106,158.70	100.00	0.00	10,615.87
06200	Architectural Millwork / Wood Doors and	120,379.00	0.00	120,379.00	120,379.00	0.00	120,379.00	100.00	0.00	12,037.90
08200	Hardware	13,100.00	0.00	13,100.00	13,100.00	0.00	13,100.00	100.00	0.00	1,310.00
08300	Hollow Metal	26,850.00	0.00	26,850.00	26,850.00	0.00	26,850.00	100.00	0.00	2,685.00
09002	Floor Finishes	175,000.00	0.00	175,000.00	175,000.00	0.00	175,000.00	100.00	0.00	17,500.00
09100	Gypsum Board	172,000.00	0.00	172,000.00	172,000.00	0.00	172,000.00	100.00	0.00	17,200.00
09600	Wall Finishes	66,450.00	0.00	66,450.00	66,450.00	0.00	66,450.00	100.00	0.00	6,645.00
10200	Washroom Accessories	2,213.00	0.00	2,213.00	2,213.00	0.00	2,213.00	100.00	0.00	221.30
10380	Auto Operators	10,825.00	0.00	10,825.00	10,825.00	0.00	10,825.00	100.00	0.00	1,082.50
10410	Demountables	225,347.00	0.00	225,347.00	225,347.00	0.00	225,347.00	100.00	0.00	22,534.71
10700	Raised Access Flooring	139,340.00	0.00	139,340.00	139,340.00	0.00	139,340.00	100.00	0.00	13,934.00
10800	Sound Masking	4,325.00	0.00	4,325.00	4,325.00	0.00	4,325.00	100.00	0.00	432.51
12200	Furniture	610,471.33	0.00	610,471.33	610,471.33	0.00	610,471.33	100.00	0.00	61,047.13
15001	Mechanical	184,327.50	0.00	184,327.50	184,327.50	0.00	184,327.50	100.00	0.00	18,432.76
15200	Sprinklers	20,000.00	0.00	20,000.00	20,000.00	0.00	20,000.00	100.00	0.00	2,000.00
16005	Furniture Disconnect - Allowance	7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	7,500.00	0.00
16100	Electrical	241,531.00	0.00	241,531.00	241,531.00	0.00	241,531.00	100.00	0.00	24,153.10
17005	Communications	298,867.00	0.00	298,867.00	298,867.00	0.00	298,867.00	100.00	0.00	29,886.72
QIP	Quote In Progress	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
QT001	CCN-3.0	0.00	45,966.90	45,966.90	45,966.90	0.00	45,966.90	100.00	0.00	4,596.69
QT002	New Carpet Scope & Option #1 of 3	0.00	422,218.13	422,218.13	422,218.13	0.00	422,218.13	100.00	0.00	42,221.81
QT003	CCN-6.0	0.00	5,292.00	5,292.00	5,292.00	0.00	5,292.00	100.00	0.00	529.20
QT004	Miscellaneous Furniture Relocations	0.00	3,047.45	3,047.45	3,047.45	0.00	3,047.45	100.00	0.00	304.74

## INVOICE

Invoice No.: 25019-08					Invoice Date: Dec 19, 2025					
Draw No.: 8					Due Date: Jan 16, 2026					
Rev No.: 1					Period: Dec 19, 2025					
Project No.: 25019					Project Name: RBC - GTA Strategy - 155 Wellington					
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				
QT005	CCN-5.1	0.00	-9,225.00	-9,225.00	-9,225.00	0.00	-9,225.00	100.00	0.00	-922.50
QT006	SI-03	0.00	34,010.68	34,010.68	34,010.68	0.00	34,010.68	100.00	0.00	3,401.07
QT007	CO.07 - CCN-6.0	0.00	9,420.39	9,420.39	9,420.39	0.00	9,420.39	100.00	0.00	942.04
QT008	CO.08 - CCN-3.1	0.00	20,551.86	20,551.86	20,551.86	0.00	20,551.86	100.00	0.00	2,055.18
QT009	CCN-4.0	0.00	5,451.08	5,451.08	5,451.08	0.00	5,451.08	100.00	0.00	545.12
QT010	CO-10 CCN-10.0	0.00	3,843.84	3,843.84	3,843.84	0.00	3,843.84	100.00	0.00	384.38
QT011	CO-11 CCN-7.0 & 3rd floor, Demo of	0.00	5,952.79	5,952.79	5,952.79	0.00	5,952.79	100.00	0.00	595.28
QT012	CO-12 - 3rd Floor - Rebuild Temporary	0.00	1,620.97	1,620.97	1,620.97	0.00	1,620.97	100.00	0.00	162.10
QT013	Misc. Furniture Decommissioning, 3rd	0.00	1,822.21	1,822.21	1,822.21	0.00	1,822.21	100.00	0.00	182.22
QT014	CO-14 - CCN-12.0	0.00	5,786.31	5,786.31	5,786.31	0.00	5,786.31	100.00	0.00	578.63
QT015	CO-15 - CCN-11.0	0.00	110,867.93	110,867.93	110,867.93	0.00	110,867.93	100.00	0.00	11,086.79
QT016	CO-16 - CCN-15.0	0.00	8,635.43	8,635.43	8,635.43	0.00	8,635.43	100.00	0.00	863.54
QT017	CO-17 - CCN-14.0	0.00	2,790.72	2,790.72	2,790.72	0.00	2,790.72	100.00	0.00	279.07
QT018	CO-18 - CCN-13.0	0.00	16,100.58	16,100.58	16,100.58	0.00	16,100.58	100.00	0.00	1,610.01
QT019	CO-19 - CCN-11.0	0.00	40,177.12	40,177.12	40,177.12	0.00	40,177.12	100.00	0.00	4,017.71
QT020	CO-21 - CCN-16.0	0.00	1,938.09	1,938.09	1,938.09	0.00	1,938.09	100.00	0.00	193.81
QT021	Cancelled	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
QT022	CO-22 - CCN-19.0	0.00	6,119.26	6,119.26	0.00	6,119.26	6,119.26	100.00	0.00	611.93
QT023	CO-23 - CCN-18.0	0.00	24,119.16	24,119.16	24,119.16	0.00	24,119.16	100.00	0.00	2,411.92
QT024	Misc. Lighting NUC Zone Module	0.00	2,382.19	2,382.19	2,382.19	0.00	2,382.19	100.00	0.00	238.22
QT025	CO-24 - CCN-20.0	0.00	22,358.74	22,358.74	0.00	22,358.74	22,358.74	100.00	0.00	2,235.87
QT026	Lab rm1 Millwork Removal (CCN-23.0)	0.00	8,472.45	8,472.45	8,472.45	0.00	8,472.45	100.00	0.00	847.25
QT027	CO-25 - CCN-21.0	0.00	5,664.75	5,664.75	0.00	5,664.75	5,664.75	100.00	0.00	566.47
QT028	CCN-22.0	0.00	6,272.90	6,272.90	0.00	6,272.90	6,272.90	100.00	0.00	627.29
QT030	CCN-25.0	0.00	2,320.61	2,320.61	2,320.61	0.00	2,320.61	100.00	0.00	232.06
QT031	CCN-22.2	0.00	2,691.11	2,691.11	0.00	2,691.11	2,691.11	100.00	0.00	269.12

## INVOICE

<b>Invoice No.: 25019-08</b>					<b>Invoice Date: Dec 19, 2025</b>					
<b>Draw No.: 8</b>					<b>Due Date: Jan 16, 2026</b>					
<b>Rev No.: 1</b>					<b>Period: Dec 19, 2025</b>					
<b>Project No.: 25019</b>					<b>Project Name: RBC - GTA Strategy - 155 Wellington</b>					
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				
QT032	CCN-24.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CONTRACT TOTAL:		2,661,127.81	816,670.65	3,477,798.46	3,427,191.70	43,106.76	3,470,298.46	99.78	7,500.00	347,029.85
LESS HOLDBACK:					342,719.17	4,310.68	347,029.85		750.00	
SUBTOTAL:					3,084,472.53	38,796.08	3,123,268.61		6,750.00	
HST:		345,946.62	106,167.18	452,113.80	400,981.42	5,043.49	406,024.91		46,088.89	45,113.88
TOTAL THIS INVOICE:		3,007,074.43	922,837.83	3,929,912.26	3,485,453.95	43,839.57	3,529,293.52	89.81	52,838.89	392,143.73

## INVOICE

### CHANGE ORDER LISTING

<b>Invoice No.:</b> 25019-08	<b>Invoice Date:</b> Dec 19, 2025
<b>Draw No.:</b> 8	<b>Due Date:</b> Jan 16, 2026
<b>Rev No.:</b> 1	<b>Period:</b> Dec 19, 2025
<b>Project No.:</b> 25019	<b>Project Name:</b> RBC - GTA Strategy - 155 Wellington

<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-04	Aug 12, 2025	Miscellaneous Furniture Relocations (As per Direction from Turner & Townsend)		3,047.45	0.00
CO-06	Jul 25, 2025	CCN-4.0 – Sacred Room Foot Wash		5,451.08	0.00
CO-07	Jul 25, 2025	CCN-5.1 – 3rd & 5th floor Closet Door & Frame Finish		-9,225.00	0.00
CO-12	Aug 21, 2025	3rd Floor - Rebuild Temporary Partition Between North Side Business Group and Construction Area to Resecure/Divide Floor as per Client Request		1,620.97	0.00
CO-13	Aug 28, 2025	Miscellaneous Furniture Decommissioning, 3rd Floor		1,822.21	0.00
CO-14	Sep 24, 2025	CCN-12.0 / ECN-03 / ITCN-03 Locker Relocation and Worksurface Removals		5,786.31	0.00
CO-16	Oct 02, 2025	CCN-15.0 / ECN-06 / ITCN-04, 3rd Floor Existing Office AV Provisions		8,635.43	0.00
CO-17	Oct 02, 2025	CCN-14.0 / ECN-05, 3rd Floor Lighting Additions		2,790.72	0.00
CO-18	Oct 02, 2025	CCN-13.0 / ECN-04, CRAC Unit / Storage Room on 5th Floor		16,100.58	0.00
CO-19	Oct 02, 2025	CCN-11.0 / ECN-02R1 ONLY, Added Lab Rooms on 3rd & 5th Floors		40,177.12	0.00
QT001	Aug 12, 2025	RBC – 155 Wellington, 3rd & 5th Floors – AV Scope		45,966.90	0.00
QT002	Aug 12, 2025	New Carpet Scope – Selection of Option #1 of 3 as Per Discussions with RBC and T&T June 10th 2025		422,218.13	0.00
QT003	Aug 12, 2025	RBC – 155 Wellington St West – Add JCI Security Scope in Contract		5,292.00	0.00
QT006	Aug 22, 2025	SI-03 – Closet Door Hardware		34,010.68	0.00
QT007	Jul 28, 2025	CCN-6.0 – Coat Closet and Locker Relocation		9,420.39	0.00
QT008	Jul 25, 2025	CCN-3.1 / ITCN-01 / ECN-01 / IFT-AV - Added Arch, Elec & Comms for A/V Scope		20,551.86	0.00
QT010	Aug 08, 2025	CCN-10.0 – 3rd floor furred out walls in response to RFI-011		3,843.84	0.00
QT011	Aug 08, 2025	CCN-7.0 – 3rd floor, Demo of Existing Steel Posts		5,952.79	0.00
QT015	Sep 25, 2025	CCN-11.0 / CMR-022 / ITCN02R1 / AV CCN01R1, Added Lab Rooms on 3rd & 5th Floors		110,867.93	0.00
QT020	Oct 09, 2025	CCN-16.0 / ECN-07 / , Site Conditions after Construction - Remove Exit Sign & Card Reader on 3rd Floor		1,938.09	0.00
QT021	Nov 03, 2025	CCN-17.0 / AV-CCN-02R1, Existing Office AV Provisions on 3rd Floor in Relation to CCN-15.0		9,161.25	0.00
QT021C	Jan 09, 2026	CCN-17.0 / AV-CCN-02R1, Existing Office AV Provisions on 3rd Floor in Relation to CCN-15.0		0.00	-9,161.25
QT022	Oct 17, 2025	CCN-19.0 / CMR-03, 5th Floor Sacred Room HWT Leak Detection		6,119.26	0.00
QT023	Oct 09, 2025	CCN-18.0 / ECN-08 / , 5th Floor Workstation UPS Provisions		24,119.16	0.00

## INVOICE

### CHANGE ORDER LISTING

<b>Invoice No.:</b> 25019-08	<b>Invoice Date:</b> Dec 19, 2025
<b>Draw No.:</b> 8	<b>Due Date:</b> Jan 16, 2026
<b>Rev No.:</b> 1	<b>Period:</b> Dec 19, 2025
<b>Project No.:</b> 25019	<b>Project Name:</b> RBC - GTA Strategy - 155 Wellington

<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>
QT024	Nov 25, 2025	Misc. Lighting NUC Zone Module Replacement		2,382.19	0.00
QT025	Nov 04, 2025	CCN-20.0 / ECN-06R1 / ITCN-04 / AV-CCN-02R2, Ex. 3rd Floor Office AV Provision & New Office Furniture		22,358.74	0.00
QT026	Nov 07, 2025	CCN-23.0, 3rd Floor Lab Room1 Millwork Removal, including Lowering Counter Tops		8,472.45	0.00
QT027	Dec 16, 2025	CCN-21.0, 5th Floor Sacred Room Curtain Track System		0.00	5,664.75
QT028	Nov 26, 2025	CCN-22.0, 5th Power for HWT and Added Light Fixtures		6,272.90	0.00
QT030	Nov 25, 2025	CCN-25.0 / CMR-05, Relocate CO2 sensor		2,320.61	0.00
QT031	Dec 16, 2025	CCN-22.2 / ECN-09R2, Added Base Building Lighting and Power For HWT:		0.00	2,691.11
<b>Current Total:</b>				817,476.04	-805.39
<b>Net Changes to Date:</b>					816,670.65