



2023-07-28

Mascon Restorations
244 Dalton Ave #3
Kingston, ON K7K 2T3

Attention: Ben Affleck, Vice President

Dear Ben:

**Subject: Chateau Cornwall - 41 Amelia St., Cornwall, ON
Localized Balcony Repairs
Completion Review Letter and Certificate of Substantial Performance**

Per our ongoing discussions, we provide the project closeout items noted below:

COMPLETION SITE REVIEW

On July 26, 2023, we conducted a joint site review attended by:

Name	Company
Genevieve Boileau	Chartwell Retirement Residences
Jasmin Parker	Chartwell Retirement Residences
Don Blue	Chartwell Retirement Residences
Jaydon Wood	Mascon Restorations
David Coyne	WSP Canada Inc.

The purpose of this meeting was to review the completed scope of work, to reach agreement on incomplete work, and to establish the date of substantial performance.

During the meeting we documented the following items which shall be addressed:

- **General Cleanup:** Fencing around repair area, sea-can, miscellaneous garbage/debris around work area to be removed. Mascon indicated this would be completed within 1 week.
- **Elastomeric Traffic Coating:**
 - **Upturn Height:** WSP noted that elastomeric traffic coating system had not been upturned 2 bricks, contrary to WSP's specifications. Contractor indicated they would return to site to provide specified 2 brick upturn with full waterproofing system the following week.
 - **Topside Bubbling:** WSP noted bubbling on the L5 topside elastomeric waterproofing. Contractor indicated they would review with manufacturer this week and address accordingly.
 - **Drip Edge Termination:** WSP noted that the contractor did not terminate waterproofing into drip edge at all balcony locations, contrary to WSP's drawings. Contractor indicated they would return to site to rectify this deficiency the following week.

Suite 300
2611 Queensview Drive
Ottawa, ON, Canada K2B 8K2

T: +1 613 829-2800
F: +1 613 829-8299
wsp.com



SUBSTANTIAL PERFORMANCE

In accordance with the Contract dated June 8, 2022, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on July 26, 2023, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2** The work has reached Substantial Completion. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$2,000, which is less than the \$2,550 maximum limit required by the Construction Lien Act.

CLOSEOUT PROCEDURES

Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Statement of Warranty Form

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is 5 years for the traffic coating and 2 years for all other items.

We ask that you make the necessary arrangements to review and address the outstanding items noted above. Please keep our office, as well as the on-site building manager, informed about your ongoing activities on site.

We will issue a Permit Closeout Letter under separate cover; we ask that you contact the Local Building Department and request a final inspection of the site to close-out the permit. Please arrange to meet the inspector on site with the permit drawings and complete any steps required to close-out the permit. Provide confirmation to WSP and the Owner confirming the permit has been closed.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

David Coyne, B.A.Sc.
Project Consultant

Jeffrey Rose, P.Eng.
Project Manager



Encl. Certificate of Substantial Performance

Dist: Ben Affleck (benaffleck@masconrestorations.com)
Genevieve Boileau (gboileau@chartwell.com)
Jasmin Parker (jparker@chartwell.com)
Don Blue (dblue@chartwell.com)

WSP Ref.: 201-01071-01



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

Construction Act

Cornwall, ON

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

41 Amelia St. Cornwall, ON K6H 7E5

(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:

Localized Balcony Repairs

(short description of the improvement)

to the above premises was substantially performed on

July 26, 2023

(date substantially performed)

Date certificate signed: July 31, 2023

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Chartwell Retirement Residences

Address for service: 41 Amelia St. Cornwall, ON K6H 7E5

Name of contractor: Mascon Restorations

Address for service: 244 Dalton Ave. #3, Kingston, ON K7K 2T3

Name of payment certifier: WSP Canada Inc.

Address: 300-2611 Queensview Drive, Ottawa, ON

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

41 Amelia St. Cornwall, ON

(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)