



February 12, 2025

Seabrook Bros. Mechanical Ltd.
102-15 Capella Court
Ottawa, ON
K2E 7X1

ATTENTION: ROBERT GIL, PROJECT MANAGER

**SUBJECT: CERTIFICATE OF SUBSTANTIAL PERFORMANCE
TD23B006 - CHILLED WATER PLANT - ENERGY REDUCTIONS UPGRADES
GWAL PROJECT NO. 2023-287**

Please find attached Certificate of "Substantial Performance" for the above noted Project hereafter called the "Project".

In accordance with the Contract and the Construction Lien Act, the Work referred to as the Project reached Substantial Performance as defined below on February 12, 2025.

1. For the purposes of the Construction Lien Act, the part of the work is substantially performed,
 - (a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; and
 - (b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,
 - (i) 3 per cent of the first \$500,000.00 of the contract price,
 - (ii) 2 per cent of the next \$500,000.00 of the contract price, and
 - (iii) 1 per cent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).
2. For the purposes of this Act, where the improvement or a substantial part thereof is ready for use or is being used for the purposes intended and the remainder of the improvement cannot be completed expeditiously for reasons beyond the control of the contractor or, where the owner and the contractor agree not to complete the improvement expeditiously, the price of the services or materials remaining to be supplied and required to complete the improvement shall be deducted from the contract price in determining substantial performance. R.S.O. 1990, c. C.30, s. 2 (2).

The work which was completed by February 12, 2025 was ready and being used for the purpose intended and the value of work required to complete the work was less than the value as determined by the formula below:

$$\$282,428.32 \quad \times \quad 3\% \quad = \quad \$8,472.85$$

The warranty for items completed prior to February 12, 2025 shall commence on February 12, 2025. Please provide a list of all warranties and relevant dates in the final operations and maintenance manuals for reference by the owner.

Yours very truly,

GOODKEY, WEEDMARK & ASSOCIATES LTD.



Derek Kennedy | Mechanical Construction Field Review

DK/bp

e.c.: Jean-Paul Loyer (Maple Leaf Property Management)
Jake Edwards (Maple Leaf Property Management)
Rene Sabourin (Maple Leaf Property Management)
Steven Capello (Maple Leaf Property Management)
Christine Badiuk-Shand (Maple Leaf Property Management)
Steve Hamilton (GWAL - Mechanical)
Jun Cheng (GWAL - Mechanical)
Derek Kennedy (GWAL - Mechanical)
Chris Smith (GWAL - Electrical)
Aïda Tchacorom (GWAL - Electrical)
Roger Lavictoire (GWAL - Electrical)

Enclosure(s): Form 9 - Certificate of Substantial Performance - One (1) page

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

Construction Act

City of Ottawa

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

90 Sparks St., Ottawa, ON, K1P 1B5

(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:

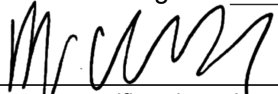
TD23B006 - Chilled Water Plant - Energy Reductions Upgrades

(short description of the improvement)

to the above premises was substantially performed on February 12, 2025

(date substantially performed)

Date certificate signed: February 18, 2025



(payment certifier where there is one - signature required)

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

Name of owner: Maple Leaf Property Management

Address for service: 90 Sparks St., Ottawa, ON, K1P 1B5

Name of contractor: Seabrook Bros. Mechanical Ltd.

Address for service: 102-15 Capella Court, Ottawa, ON, K2E 7X1

Name of payment certifier (where applicable): Derek Kennedy, Goodkey, Weedmark & Associates Ltd.

Address: 1688 Woodward Drive, Ottawa, Ontario, K2C 3R8

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

90 Sparks St., Ottawa, ON, K1P 1B5

(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, the name and address of the person or body to whom the claim for lien must be given)