

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

Construction Act

City of London

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

99 Dundas Street, London, ON N6A 6K1

(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:

Expansion and renovation of existing stadium

(short description of the improvement)

to the above premises was substantially performed on ~~May 20, 2026~~ June 10, 2026 ^{ss}

(date substantially performed)

Date certificate signed: June 9, 2026

(payment certifier where there is one)



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

Name of owner: London Civic Centre Corporation (OVG)

Address for service: 99 Dundas Street, London, ON N6A 6K1

Name of contractor: EllisDon Corporation

Address for service: 2045 Oxford Street East, London, ON N5V 2Z7

Name of payment certifier (where applicable): N/A

Address: N/A

(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:

London Civic Centre Corporation, 99 Dundas Street, London, ON N6A 6K1 - Attn: Stephanie Starchuck

(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)

DEFERRED WORK CASH ALLOWANCES (UNAUTHORIZED to SPEND)

41384 - Canada Life Place Renovation - Phase 2

June 9, 2026

Projected Substantial Completion Date:	Monday, May 20, 2026
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Below are Elements that will **NOT** be complete by Substantial Performance with the Contributing Factor for deferment, the projected completion date and the estimated value to complete the work:

Incomplete Element	Contributing Factor	Scheduled Completion Date	Value
General Accounts			
Fee	Calculation based on amount billed	30-Jun-26	\$51,215
Design and Misc Fees	Returning to owner for amount previously paid directly	30-Jun-26	\$728,592
Exterior - Seasonal Work			
Excavation and Fill	Seasonal work, to be completed	31-May-26	\$24,650
Asphalt Paving	Seasonal work, to be completed	31-May-26	\$42,011
Concrete Paving	Seasonal work, to be completed	31-May-26	\$67,100
Curbs and Gutters	Seasonal work, to be completed	31-May-26	\$12,255
Landscape	Seasonal work, to be completed	30-Jun-26	\$25,000
Interior			
Southside Side Millwork	Bar deferred to July	31-Jul-26	\$25,000
Signage	To be awarded	30-Jun-26	\$10,000
Food Services Equipment	Bar deferred to July	31-Jul-26	\$131,850
Demolition	Deferred Work	31-Jul-26	\$47,385
Electrical	South Bar Install	31-Jul-26	\$10,500
Mechanical	Allocated for Office Reno	31-Jul-26	\$53,554
Changes			
SI-30 - Decommission Catch Basin and	Completed With Exterior Work	30-Jun-26	\$7,268
TOTAL VALUE DEFERRED WORK			\$1,236,381
Cash Allowances			
Generator Fuel Line Relocation	Allowance - to be returned to owner		\$75,000
AV Security & Comms			\$152,376
West Expansion			\$0
Locker Rooms			\$0
Club Expansion			\$0
Knights - Furniture, Athletic Equipment,	To be awarded		\$74,587
Backstage Club TV's	To be awarded		\$53,436
AV Technology Upgrades	To be awarded		\$149,721
TOTAL UNSPENT ALLOWANCES			\$505,120



SUBSTANTIAL PERFORMANCE VALIDATION SHEET

Name of Party Claiming Substantial Performance

Contract Reference / #

Project Name

Address of Project

Description of the Work

Party to Whom the Claim is Being Made (usually the Payment Certifier)

Date of Application (use date sent to Payment Certifier)

EllisDon Corporation

41384

Canada Life Place Renovation - Phase 2

99 Dundas Street, London Ontario

Expansion and Renovation of Existing Stadium

Oak View Group

20-May-26

Criteria for Contract to be Substantially Performed (all must answer yes)

SECTION 1

a) Is the Improvement to be made under the contract or a substantial part thereof ready for use or is being used for the purposes intended?
(if NO - project is not substantial if the reasons are not acceptable in the EXCLUSIONS LIST in Section 2F below)

Yes

OK

AND

b) Is the improvement to be made under the contract capable of completion
or, where there is a known defect, correction, at a cost of not more than,

Yes

(i) 3 % of the first \$1,000,000 of the contract price

\$30,000

(ii) 2 % of the next \$1,000,000 of the contract price

\$20,000

(iii) 1 % of the balance of the contract price

Contract Value from A (below) x 1 % =

\$231,908

Total from Section 1: \$281,908.24

SECTION 2

Contract Particulars

A. Value of Contract Including Executed Prime Contract Changes Orders/ Directives

\$25,190,824 Original Contract + Change Orders

B. Value of Work Certified to Date (April 2025 Payment Certificate)

\$23,172,613 April 2026 Invoice Certified (Deducted for Deficiencies)

C. Value of Incomplete Contract Work and Deficiencies (A minus B):

\$2,018,211

D. Other Deductions (If Required)

\$0

E. Total Value of Incomplete and Defective Work (C + D):

\$2,018,211

F. Less Value of work that cannot be completed expeditiously for reasons beyond the control of the contractor or mutually agreed to by the owner and the contractor (list items and value each):

- See Attached List "Exclusion Items"

\$1,236,381

- Owner Allowance Unauthorized to Spend

\$505,120

Total Value of work in the contract sum in item A that cannot be completed at this time:

\$1,741,500

Total from Section 2: (E - F) \$276,710

Is the Total Value of Section 2 lower than the Total from Section 1?

If yes, contract is Substantially Performed.

Yes