



December 22, 2023

Fendor Glass & Aluminum Inc.
46 Auriga Drive
Ottawa, ON K2E 7Y3

Attention: Shawn Westwell, Vice President

Dear Shawn:

**Subject: Kent Towers – 199 Kent Street, Ottawa
Window and Balcony Door Replacement – Certificate of Substantial
Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. 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.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form
 - Manufacturer’s Warranty on Insulating Glass Units (IGUs)
 - Manufacturer’s Warranty on Aluminum Windows, Sliding Doors, and Swing Doors for finish and hardware
 - Manufacturer’s Warranty on metal flashing for finish

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

In accordance with the Contract dated March 19, 2021, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on December 21, 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 is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$30,000.00, which is less than the \$60,071.43 maximum limit required by the Construction Lien Act.

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 general warranty period for this work is 2 years.

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

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



Warranty periods of specific items – such as glass, hardware, and finishes – are as per the contract documents.

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

Sincerely,

A handwritten signature in black ink that reads "Jean-Philippe Caux".

Jean-Philippe Caux, P.Eng.
Project Director

Encl. Certificate of Substantial Performance

Dist: Marek Swiecicki, CCC 347
Céline Lamirande, CCC 347
Shawn Westwell, Fendor Glass and Aluminum
Kurt Westwell, Fendor Glass and Aluminum
Jean-Philippe Caux, WSP

WSP Ref.: 181-15972-00



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

Construction Act

Ottawa, Ontario

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

199 Kent Street, Ottawa, ON K2P 2K8

 (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:

Window and Balcony Door Replacement

 (short description of the improvement)

to the above premises was substantially performed on

December 21, 2023

 (date substantially performed)

Date certificate signed: December 22, 2023

WSP Canada Inc.



 (Payment Certifier where there is one)

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

Name of owner: Carleton Condominium Corporation No. 347

Address for service: 199 Kent Street, Ottawa, ON K2P 2K8

Name of contractor: Fendor Glass & Aluminum (1993) Inc.

Address for service: 46 Auriga Drive, Ottawa, ON K2E 7Y3

Name of payment certifier: WSP Canada Inc.

Address: 300 – 2611 Queensview Drive, Ottawa, ON K2B 8K2

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

199 Kent Street, Ottawa, ON K2P 2K8

 (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)