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60TH ANNIVERSARY

**M A C D O N A L D
Z U B E R E C
E N S S L E N
Architects Inc**

Date: December 23, 2021

Niagara Catholic District School Board
427 Rice Road
Welland, ON L3C 7C1

Attention: Tunde Labbancz

Re: Kindergarten Alterations at St. Therese Catholic Elementary School

MZE ARCHITECTS INC. File No. 21-15

In accordance with the requirements of the construction Lien Act, we have prepared a Certificate of Substantial Performance dated December 23, 2021 for the above project. A copy is enclosed. Enclosed also, please find the contractor's email dated December 23, 2021 confirming that the value of work falls within the value allowed under the terms of the Construction Lien Act. Upon verification by the contractor that the certificate has been published in the Daily Commercial News, we will issue a Statement of Substantial Performance for "Payment Now Due" to the contractor.

The statutory sixty day lien period will commence the day following the date on which the Certificate of Substantial Performance is published.

Following expiration of the lien period, the contractor will be entitled to payment of the 10% Holdback on the 61st day. Our Certificate for Release of the Holdback will be included with our Statement of substantial Performance.

We have had no indications of any liens having been registered against the property as a result of this contract. We would however, recommend that your solicitor carry out a title search on the 61st day and advise you and this office accordingly of their findings.

We would further recommend that you contact your insurance broker and notify them that this contract is complete and arrangements be made to place the proper insurance coverage on the project.

Yours very truly,
MACDONALD ZUBEREC ENSSLEN Architects Inc.,

cc: Mario Serianni - Serianni Construction Ltd.

39 Queen Street, St. Catharines ON L2R
5G6

905.685.8467

F. 905.685.6852

www.mzearchitects.com



CERTIFICATE OF SUBSTANTIAL PERFORMANCE

60TH ANNIVERSARY

of the Contract Under Section 32 of the Construction Lien Act, 1983

Regional Municipality of Niagara

St. Therese Catholic Elementary School

530 Killaly St E, Port Colborne, ON L3K 1P5

**This is to certify the contract for the following improvement:
to provide all labour, materials, tools, equipment and supervision required to complete:**

Kindergarten Alterations

to the above premises was substantially performed on December 23, 2021

Date certificate signed: December 23, 2021 Macdonald Zuberec Ensslen Architects Inc

Name of Owner: Niagara Catholic District School Board

Address for Service: 427 Rice Road, Welland, ON L3C 7C1

Name of Contractor: Serianni Construction Ltd.

Address for Service: 110 Chantler Road, RR#5, Welland, ON L3B 5N8

Name of Payment Certifier: Macdonald Zuberec Ensslen Architects Inc.

Address: 39 Queen Street, St. Catharines, Ontario, L2R 5G6

A. Identification of premises for preservation of Liens:

CONCESSION 2 PART LOT 23

Distribution: Owner Tunde Labbancz - NCDSB
 Contractor Mario Serianni – Serianni Construction Ltd.

Aaron Humphreys

From: Mario Serianni <mario@serianniconstruction.com>
Sent: Thursday, December 23, 2021 11:37 AM
To: Aaron Humphreys; Tunde Labbanicz (Tunde.Labbanicz@ncdsb.com); accounting.dept@ncdsb.com
Cc: Christy Kosinsky
Subject: SCL Inv # 2021-114 - NCDSB - St Therese Kindergarten Classroom Upgrades - PD6 - December 24 2021.pdf
Attachments: SCL Inv # 2021-114 - NCDSB - St Therese Kindergarten Classroom Upgrades - PD6 - December 24 2021.pdf

Aaron,
Please see attached our invoice for the work performed to end of December for St. Therese School.
Kindly process for payment at your earliest convenience.

Also, as per our conversation at the site meeting today, I am formally requesting that this project be deemed Substantially Complete as of this date December 23, 2021.

We have complete the project to 97.4% as indicated in the attached invoice. The space is ready to be turned over to NCDSB staff next week for cleaning and outfitting.

Kindly provide Certificate of Substantial Performance indicating today's date so that we can submit for publication.

The remaining items missing due to shipment delays will be completed on off hours around the school schedule at no cost to the Owner.

Thanks
Mario

G. Mario Serianni, C.E.T., P.QS, G.S.C.
President



Building on Traditions since 1958

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