### CAPEX PROJECTS 12184 224 St, Maple Ridge

| PO#  | Vendor Code  | VENDOR  | Invoice #  | Invoice Date  |                       | Invoice Amount   | Work done             | Payment Date  |
|--|--|---|--|---|-----------------------|--|-----------------------|---|
| BALCONY & EXTE   | RIOR WALLS   |   |  |   |                       |  |                       |   |
| 8502204  | 11475  | THE RESTORERS GROUP INC   | 11157  | Mar-31-22   | \$                    | 43,897.61  | Includes 10% holdback | 19-Jul-2022   |
| 8502204  | 11475  | THE RESTORERS GROUP INC   | 11237  | Apr-29-22   | \$                    | 98,645.95  | Includes 10% holdback | 19-Jul-2022   |
| 8502204  | 11475  | THE RESTORERS GROUP INC   | 11303  | May-31-22   | \$                    | 133,434.23   | Includes 10% holdback | 19-Jul-2022   |
| 8502204  | 11475  | THE RESTORERS GROUP INC   | 11400  | Jun-30-22   | \$                    | 44,849.69  | Includes 10% holdback | 25-Oct-2022   |
| 8502204  | 11475  | THE RESTORERS GROUP INC   | R2716H   | Jun-30-22   | \$                    | 35,647.50  | Holdback Invoice      | 1-Nov-2022  |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10297  | 30-Apr-2021   | \$                    | 142,672.32   | Includes 10% holdback | 8-Jun-2021  |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10379  | 31-May-2021   | \$                    | 85,976.33  | Includes 10% holdback | 6-Jul-2021  |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10404  | 30-Jun-2021   | \$                    | 141,321.91   | Includes 10% holdback | 27-Jul-2021   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10486  | 30-Jul-2021   | \$                    | 47,808.97  | Includes 10% holdback | 31-Aug-2021   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10564  | 31-Aug-2021   | \$                    | 100,984.82   | Includes 10% holdback | 28-Sep-2021   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10670  | 30-Sep-2021   | \$                    | 62,047.75  | Includes 10% holdback | 1-Feb-2022  |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10794  | 29-Oct-2021   | \$                    | 65,958.16  | Includes 10% holdback | 1-Feb-2022  |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10955  | 31-Dec-2021   | \$                    | 198,516.15   | Includes 10% holdback | 8-Feb-2022  |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10997  | 31-Jan-2022   | \$                    | 71,436.33  | Includes 10% holdback | 29-Mar-2022   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 10837  | 30-Nov-2021   | \$                    | 127,291.50   | Includes 10% holdback | 29-Mar-2022   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 11063  | 28-Feb-2022   | \$                    | 38,002.23  | Includes 10% holdback | 19-Apr-2022   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | 11132  | 31-Mar-2022   | \$                    | 33,444.49  | Includes 10% holdback | 13-Jun-2022   |
| 8501950  | 11475  | THE RESTORERS GROUP INC   | R2447H   | 31-Mar-2022   | \$                    | 123,940.14   | Holdback Invoice      | 28-Jun-2022   |
| 8502205<br>8502205<br>8502205<br>8502205<br>8501951<br>8501951<br>8501951<br>8501951<br>8501951<br>8501951 | 40407<br>40407<br>40407<br>40407<br>40407<br>40407<br>40407<br>40407<br>40407<br>40407 | CC MANAGEMENT SOLUTIONS | 89912<br>89913<br>89996<br>91511<br>82544<br>83146<br>83701<br>83891<br>84528<br>86078 | Jun-13-22<br>Jun-13-22<br>Jun-24-22<br>Sep-14-22<br>20-May-2021<br>22-Jun-2021<br>30-Jul-2021<br>37-Aug-2021<br>15-Nov-2021 | * * * * * * * * * * * | 2,682.60<br>6,028.37<br>8,154.31<br>2,949.64<br>9,383.16<br>5,654.42<br>9,294.35<br>3,144.26<br>6,641.48<br>4,080.71<br>4,337.89 |                       | 26-Jul-2022<br>26-Jul-2022<br>26-Jul-2022<br>25-Oct-2022<br>15-Jun-2021<br>20-Jul-2021<br>27-Jul-2021<br>31-Aug-2021<br>21-Sep-2021<br>1-Feb-2022 |
| 8501951  | 40407  | CC MANAGEMENT SOLUTIONS   | 87212  | 26-Jan-2022   | \$                    | 13,055.85  |                       | 22-Feb-2022   |
| 8501951  | 40407  | CC MANAGEMENT SOLUTIONS   | 88126  | 25-Feb-2022   | \$                    | 4,698.17   |                       | 29-Mar-2022   |
| 8501951  | 40407  | CC MANAGEMENT SOLUTIONS   | 88283  | 25-Feb-2022   | \$                    | 8,371.61   |                       | 29-Mar-2022   |
| 8501951  | 40407  | CC MANAGEMENT SOLUTIONS   | 88318  | 30-Mar-2022   | \$                    | 2,499.30   |                       | 26-Apr-2022   |
| 8501951  | 40407  | CC MANAGEMENT SOLUTIONS   | 88937  | 28-Apr-2022   | \$                    | 2,199.56   |                       | 14-Jun-2022   |
|  |  |   |  | ·   |                       | ·  |                       |   |
| TOTAL COSTS  |  |   |  |   | \$                    | 1,689,051.76   |                       |   |
|  |  |   |  |   |                       |  |                       |   |
| TOTAL CAPEX WO   | RK - 12184 224 St,   | Maple Ridge   |  |   | \$                    | 1,689,051.76   |                       |   |

### McINTOSH PERRY

July 25, 2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

**Managing Director, Municipal Affairs & Housing and Operations** 

Re: PO No. 8502204

Queen Anne Apartments-12190 224 Street, Maple Ridge, BC

Progress Draw No. 4

Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011303, dated June 30, 2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$47,460**, listed in Invoice No. 011400 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment \$44,849.69 including GST, arrived at as follows:

 Draw #3 – Invoice 011303:
 \$47,460.00

 Less: 10% Holdback:
 \$4,746.00

 Sub-Total:
 \$42,713.99

 Plus: 5% G.S.T:
 \$2,135.70

 Total Payment Due:
 \$44,849.69

If you have any questions please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

**Quinton Daem** 

**Project Coordinator** 

Gavin Johnson, B.Arch. Sc., BSS, CET

Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>



**INVOICE TO:** 

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, Suite 200 Woodbridge, ON L4H 4G3 ATTN: Gheorghe Piscociu

INVOICE:

011400

P.O. NO:

8502204

JOB NO:

R2716

DATE COMPLETED: June 30, 2022

**INVOICE DATE:** 

June 30, 2022

TERMS:

As per contract

PROJECT LOCATION12190 224 St

Maple Ridge

### **PROGRESS INVOICE NO. 4 - FINAL**

| Total amount due this invoice                               | \$44,849.69  |
|---|--------------|
| Add 5% G.S.T.   | \$2,135.70   |
| Total invoice amount  | \$42,713.99  |
| Less 10% Holdback   | \$4,746.00   |
| Current invoice amount                                      | \$47,460.00  |
| Less Progress Invoice No. 1, 2 & 3                          | \$292,040.00 |
| Value of work completed to date as per attached spreadsheet | \$339,500.00 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

#### **CAPREIT Limited Partnership**

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: 8502204 R2716 30-Jun-22 30-Jun-22

AS PER CONTRACT 12190 224th St, Maple Ridge Exterior Wall and Balcony Repairs

| Pre      | Gheorghe Piscociu<br>ogress Invoice No. 4 - FINAL   |                 |      | roject Location:<br>ype of Work: |                     | 2190 224th<br>xterior Wa |      | Salcony Repairs          |                    |
|----------|---|-----------------|------|----------------------------------|---------------------|--------------------------|------|--------------------------|--------------------|
| ltem     | Description   | Estima<br>Quant | ted  | Original<br>Amount               | Quantity<br>to Date | Unit<br>Price            |      | Previous<br>Billings     | Current<br>Billing |
| COIL     | Base Bid and Optional Items   |                 |      |                                  |                     |                          |      |                          |                    |
| alcor    | ny Areas  |                 |      |                                  |                     |                          |      |                          |                    |
|          | Carefully remove the existing balcony enclosure railing   |                 |      |                                  |                     |                          |      |                          |                    |
|          | assembly across the entire width and side of each balcony   |                 |      |                                  |                     |                          | 1 1  |                          |                    |
| 1a       | area down to the balcony deck and wood joist framing.   | 100%            | LS   | \$6,630.00                       | 100.0%              |                          | LS   | \$6,630.00               | \$0.               |
|          | Carefully remove the existing balcony enclosure railing   |                 |      |                                  |                     |                          |      |                          |                    |
|          | assembly across the entire width and side of each balcony   |                 |      |                                  |                     |                          |      | 40.400.00                |                    |
| 1b       | area down to the balcony deck and concrete deck   | 100%            | LS   | \$3,180.00                       | 100,0%              |                          | LS   | \$3,180,00               | \$0                |
|          | Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation,        |                 |      |                                  |                     |                          |      |                          |                    |
| 2        | reinstall following completion of balcony deck repairs  | 100%            | LS   | \$25,990.00                      | 100.0%              |                          | LS   | \$25,990 00              | \$0                |
| _        | Concrete major delamination repair on the topside of balcony  | 1002            | - ES | #ED_000.00                       | 100.010             |                          |      |                          |                    |
|          | slabs, associated with rusted reinforcing steel, 20 mm  |                 |      |                                  |                     |                          | 1. 1 |                          |                    |
| 3        | minimum depth   | 100%            | LS   | \$4,000.00                       | 100.0%              |                          | LS   | \$2,600 00               | \$1,400            |
|          | Repair deteriorated concrete forming exposed floor slab   |                 |      |                                  |                     |                          |      |                          |                    |
|          | edges, including replacement of the concrete over the height  |                 | - 1  |                                  |                     |                          |      |                          |                    |
|          | of the slab to a maximum depth equal to 300mm, including  |                 |      |                                  | 1 1                 |                          | 1 1  |                          |                    |
| 4        | the installation of shoring and formwork across the entire  | 100%            | LS   | \$2,000.00                       | 100.0%              |                          | LS   | \$1,600,00               | \$400              |
| 5        | length of the balcony.  Through slab repair of the balcony slabs  | 100%            | LS   | \$500 00                         |                     |                          | LS   | \$375.00                 | \$125              |
| -        | Remove the existing waterproofing membrane material on the  | 10078           |      | 6000.00                          | 100.070             |                          | 1    | 22.2.2.2                 |                    |
|          | top surface of the balcony decks where instructed by the  |                 |      |                                  | 1 1                 |                          |      |                          |                    |
|          | sealants down the underlaying wood sheathing an framing   |                 |      |                                  |                     |                          | 1 1  |                          |                    |
|          | This work shall include the removal of perimeter sealants and   |                 |      |                                  | 1 1                 |                          | 1 1  |                          |                    |
|          | metal flashing that adjoin the exterior wall assemblies Supply  |                 |      |                                  | 1 1                 |                          | 1    |                          |                    |
|          | and install new waterproofing membrane over the balcony   |                 |      |                                  |                     |                          | 1 1  |                          |                    |
| 6        | decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants          | 100%            | LS   | \$37,800.00                      | 100.0%              |                          | LS   | \$35,910 00              | \$1,890            |
| 0        | Remove the existing sheathing board on the top surface of   | 100%            | 10   | \$37,600,00                      | 100.0%              |                          | 120  | 400,010.00               | w7,000             |
|          | the balcony decks where instructed by the consultant down   |                 |      |                                  | 1 1                 |                          | 1 1  |                          |                    |
|          | the underlaying wood framing Replace sheathing board  |                 |      |                                  | 1 1                 |                          |      |                          |                    |
|          | forming part of balcony decks where directed by the   |                 |      |                                  | 1 1                 |                          | 15 1 |                          |                    |
| 7        | consultant  | 100%            | LS   | \$18,600.00                      | 100.0%              |                          | LS   | \$18,600.00              | SC                 |
|          | Remove and replace the front header on the existing balcony   |                 |      |                                  |                     |                          |      |                          |                    |
|          | railing assembly, a dual 2x10 header is required, this work   |                 |      |                                  | 1 1                 |                          |      |                          |                    |
|          | shall include the supply and install of a new metal drip  |                 |      |                                  | n 1                 |                          | 1 1  |                          |                    |
|          | flashing over the edge of the balcony and shall include a<br>finished section of hardi board to provide a neat finish. This   |                 |      |                                  | 1 1                 |                          | 1    |                          |                    |
| 8        | work includes balcony returns as required   | 100%            | LS   | \$30,305.00                      | 100.0%              |                          | LS   | \$30,305.00              | \$0                |
| -        | Remove and replace deteriorated wood joist framing forming  |                 |      |                                  |                     |                          |      |                          |                    |
|          | part of the balcony areas This work assumes a (2x10)  |                 |      |                                  |                     |                          | 1 1  |                          |                    |
|          | section of joists is to be restored and includes all fasteners  |                 |      |                                  | 1 1                 |                          |      |                          |                    |
| 9        | and through bolts   | 100%            | LS   | \$30,000.00                      | 100.0%              |                          | LS   | \$30,000.00              | \$0                |
|          | Remove and replace or apply sealant where missing at joints   |                 |      |                                  |                     |                          |      |                          |                    |
| 10       | within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant                      | 100%            | LS   | \$1,500.00                       | 100.0%              |                          | LS   | \$1,500.00               | \$0                |
| 10       | assembly where instructed by the consultant   | 100%            | 10   | 31,300.00                        | 100.078             |                          | 100  | 01,000.00                |                    |
|          | Install a new aluminum post and picket panel railing assembly   |                 |      |                                  |                     |                          | 1 1  |                          |                    |
|          | across the balcony edges (wood decks) at each floor level   |                 |      |                                  | 1 1                 |                          | 1 1  |                          |                    |
|          | including all fasteners and through bolt connections, following   |                 |      |                                  | 1                   |                          | 1 1  |                          |                    |
|          | completion of the deck repairs detailed above where the   |                 |      |                                  | 1 1                 |                          |      |                          |                    |
| 11a      | existing balcony railing has been removed.  | 100%            | LS   | \$36,190,00                      | 100 0%              |                          | LS   | \$14,476.00              | \$21,714           |
|          | Install a new aluminum post and picket panel railing assembly   |                 |      |                                  |                     |                          |      | 11                       |                    |
|          | across the balcony edges (concrete decks) at each floor level including all fasteners and through bolt connections, following |                 |      |                                  | 1 1                 |                          |      | 1                        |                    |
|          | completion of the deck repairs detailed above where the   |                 |      |                                  | 1 1                 |                          | 1 1  |                          |                    |
| 11b      | existing balcony  | 100%            | LS   | \$16,905.00                      | 100.0%              |                          | LS   | \$6,762.00               | \$10,143           |
|          | Carefully remove and replace balcony divider wall panels  |                 |      |                                  |                     |                          |      |                          |                    |
| 12       | without damaging surrounding wall assemblies  | 100%            | LS   | \$20,190,00                      | 100.0%              |                          | LS   | \$16,152.00              | \$4,038            |
| teric    | pr Walls  |                 | -    |                                  |                     |                          | 1    |                          |                    |
|          | Remove and replace deteriorated sealant or apply where  |                 |      |                                  |                     |                          | 1    | 04 075 05                | 0000               |
| 13       | missing as instructed by the consultant   | 100%            | LS   | \$1,500.00                       | 100.0%              | -                        | LS   | \$1,275.00               | \$225              |
| 4.4      | Furring balcony upturns to infill existing gaps between masonry to facilitate membrane upturns                                | 1000/           | LS   | \$3,500.00                       | 100.0%              |                          | LS   | \$2,975.00               | \$525              |
| 14<br>15 | New wood fascia including prime and two coats of paint  | 100%<br>100%    | LS   | \$20,710.00                      |                     |                          | LS   | \$20,710.00              | \$0                |
| 10       | Where exposed clean prime and paint exposed areas of shelf  | 100%            | LO   | 920,710.00                       | 100.076             |                          |      | 020 <sub>1</sub> 7 10.00 | w.                 |
|          | angles and lintels including supply and installation of new   |                 |      |                                  |                     |                          |      |                          |                    |
| 16       | through wall flashing membranes   | 100%            | LS   | \$1,000.00                       | 100.0%              |                          | LS   | \$1,000.00               | \$0                |
|          | Mobilization/Demobilization of personnel and equipment on   |                 |      |                                  |                     |                          |      |                          |                    |
|          |   |                 |      | £0,000,00                        | 100.0%              |                          | LS   | \$9,000.00               | SC                 |
| 17       | site (General mobilization)  Mobilization/Demobilization of personnel and equipment on  | 100%            | LS   | \$9,000.00                       | 100.076             |                          |      | 40,000                   |                    |

\$292,040.00

Current Billing 10% Holdback

5% G.S.T.

\$47,460.00 \$4,746.00 \$42,714.00 \$2,135.70

\_

# **Statutory Declaration**of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either   | Application for payment number3   |
|--|---|
| second and subsequent progress payments; or release of holdback.   | dated May 31, 2022 is the last  |
| Information Appearing in the Contract Documents  | application for payment for which the Contractor has received payment.  |
| Name of Project  |   |
| Exterior Wall and Balcony Repairs at 1219  | 0 224 St., Maple Ridge  |
| Date of Contract: March 9, 2022  |   |
| Name of Owner  | Name of Contractor  |
| CAPREIT Limited Partnership c/o McIntosh Perry   | The RESTORERS Group Inc.  |
| Declaration  |   |
| Contractor in the performance of the work as required by responsible, have been paid in full as required by the Contidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it to made under oath. | ch has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as if a 30 day of        |
| Title  | Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Ooths, Notary Public, Justice of the Peace, etc.) |
| - Synton   | This agreement is protected by CCDC   |

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2018 except to the extent that any alterations additions or modifications are set forth in supplementary conditions.



CCDC Copyright 2018
Canadian Construction Documents Committee



#### Assessment Department Location **Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 July 20, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to July 01, 2022.

This information is only provided for the purposes of Section 258 of the Workers Compensation Act, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

**Employer Service Centre** Assessment Department

Clearance Reference # : C133278907

CLRA1A

Now you can report payroll and pay premiums online. Visit www.worksafebc.com

### McINTOSH PERRY

June 3,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

**Managing Director, Municipal Affairs & Housing and Operations** 

Re: PO No. 8502204

Queen Anne Apartments-12190 224 Street, Maple Ridge, BC

Progress Draw No. 2

Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011237, dated April 29,2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$104,387.25**, listed in Invoice No. 011237 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment \$98,645.95 including GST, arrived at as follows:

Draw #2- Invoice 011237:\$104,387.25Less: 10% Holdback\$10,438.73Sub-Total:\$93,948.53Plus: 5% G.S.T.\$4,697.43Total Payment Due:\$98,645.95

If you have any questions please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

**Quinton Daem** 

**Project Coordinator** 

Bayln Johns∮n, B.Arch. Sc., BSS, CET

Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>



INVOICE:

011237

**INVOICE TO:** 

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, Suite 200 Woodbridge, ON L4H 4G3

ATTN:

Gheorghe Piscociu

P.O. NO:

8502204

JOB NO:

R2716

DATE COMPLETED: In progress

**INVOICE DATE:** 

April 29, 2022

TERMS:

As per contract

PROJECT LOCATION 12190 224 St

Maple Ridge

### PROGRESS INVOICE NO. 2

| Total amount due this invoice                               | \$98,645.95  |
|---|--------------|
| <u>Add</u> 5% G.S.T.  | \$4,697.43   |
| Total invoice amount  | \$93,948.53  |
| Less 10% Holdback   | \$10,438.73  |
| Current invoice amount                                      | \$104,387.25 |
| <u>Less</u> Progress Invoice No. 1                          | \$46,452.50  |
| Value of work completed to date as per attached spreadsheet | \$150,839.75 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: Gheorghe Piscociu Progress Invoice No. 2 P O #: RGI Job #: Date Complete: Invoice Date:

**Payment Terms:** 

**Project Location:** 

Type of Work:

8502204 R2716 In progress 29-Apr-22

AS PER CONTRACT 12190 224th St, Maple Ridge

**Exterior Wall and Balcony Repairs** 

Estimated Original Quantity Unit **Previous** Current to Date Price **Billings** Billing Description Quantity Amount Base Bid and Optional Items **Balcony Areas** Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing 100% LŞ \$6,630.00 60.09 \$1,657.50 \$2,320.50 Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and concrete deck 100% LS \$3,180.00 60.0% LS \$795.00 \$1,113.00 Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation, reinstall following completion of balcony deck repairs 100% LS \$25,990.00 60.0% LS \$0.00 \$15,594.00 Concrete major delamination repair on the topside of balcony slabs, associated with rusted reinforcing steel, 20 mm minimum depth 100% LS \$4,000.00 0.0% \$0.00 \$0.00 Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire length of the balcony. \$2,000.00 0.0% \$0.00 \$0.00 Through slab repair of the balcony slabs 100% LS \$500.00 0.0% LS \$0.00 \$0.00 Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the sealants down the underlaying wood sheathing an framing This work shall include the removal of perimeter sealants and metal flashing that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing upturns and all sealants including cants LS \$37,800.00 \$0.00 \$13,230,00 100% 35.0% Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down the underlaying wood framing Replace sheathing board forming part of balcony decks where directed by the consultant 100% LS \$18,600.00 55.09 \$0.00 \$10,230.00 Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish\_This work includes balconv returns as required. \$16,667.75 100% LS \$30,305.00 55.0% \$0.00 Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section of joists is to be restored and includes all fasteners and through bolts 100% \$30,000.00 55.09 \$0.00 \$16,500.00 LS Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant 100% LS \$1,500.00 55.09 \$0.00 \$825.00 Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony railing has been removed. 0.0% \$0.00 100% LS \$36,190.00 \$0.00 Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony 100% \$16,905.00 0.09 \$0.00 \$0.00 Carefully remove and replace balcony divider wall panels without damaging surrounding wall assemblies 100% LS \$20,190.00 35.0% \$0.00 \$7,066.50 **Exterior Walls** Remove and replace deteriorated sealant or apply where missing as instructed by the consultant. \$1,500.00 35.0% \$0.00 \$525.00 100% Furring balcony upturns to infill existing gaps between

| ORIGINAL CONTRACT PRICE ( Less GST ) | \$339,500.00 |
|--------------------------------------|--------------|
| TOTAL INVOICED TO DATE               | \$150,839.75 |
| TOTAL HOLDBACK TO DATE               | \$15,083.98  |
| G.S.T. INVOICED TO DATE              | \$6,787.79   |

100%

100% LS

100% LS

100% LS

100%

masonry to facilitate membrane upturns

through wall flashing membranes

site (General mobilization)

site (12190 224 Street)

New wood fascia including prime and two coats of paint

Where exposed clean prime and paint exposed areas of shell angles and lintels including supply and installation of new

Mobilization/Demobilization of personnel and equipment on

Mobilization/Demobilization of personnel and equipment on

15

\$46,452.50

\$0.00

\$0.00

\$0.00

\$9,000.00

\$35,000.00

Current Billing 10% Holdback

1.8

\$104,387.25 \$10,438.73 \$93,948.52 \$4,697.43

\$1,925.00

\$0.00

\$0.00

\$7,000.00

\$11,390.50

5% G.S.T.

\$3,500.00

\$20,710.00

\$1,000.00

\$9,000.00

\$70,000.00

55.0%

55.0%

0.0%

100.0%

60.09

# **Statutory Declaration of Progress Payment Distribution by Contractor**

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment numberNIL  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| second and subsequent progress payments; or release of holdback.  | dated is the last  |  |  |  |  |  |
| Information Appearing in the Contract<br>Documents  | application for payment for which the Contractor has received payment.   |  |  |  |  |  |
| Name of Project   |  |  |  |  |  |  |
| Exterior Wall and Balcony Repairs at 121  | 90 224 St., Maple Ridge  |  |  |  |  |  |
| Date of Contract: March 9, 2022   |  |  |  |  |  |  |
| Name of Owner   | Name of Contractor   |  |  |  |  |  |
| CAPREIT Limited Partnership<br>c/o McIntosh Perry   | The RESTORERS Group Inc.   |  |  |  |  |  |
| Contractor, and as such have authority to bind the Contralabour, subcontracts, products, services, and construction Contractor in the performance of the work as required by responsible, have been paid in full as required by the Coidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute whas been withheld.  I make this solemn declaration conscientiously believing i made under oath. | I am an authorized signing officer, partner or sole proprietor of the factor, and have personal knowledge of the fact that all accounts for machinery and equipment which have been incurred directly by the by the Contract, and for which the Owner might in any way be held entract up to and including the latest progress payment received, as which has been identified to the party or parties from whom payment it to be true, and knowing that it is of the same force and effect as if |  |  |  |  |  |
| Declared before me in <u>Richmond Hill, ON</u> the City/Town and Province   | his 29 day of April in the year 2022   |  |  |  |  |  |
| Charles Doke Name Director Title Signature  | Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)  |  |  |  |  |  |
|   | This agreement is protected by CCDC  |  |  |  |  |  |

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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Canadian Construction Documents Committee



#### Assessment Department Location **Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 May 18, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to July 01, 2022.

This firm has had continuous coverage with us since October 15, 2019.

**Employer Service Centre** Assessment Department

Clearance Reference #: C133149966

**CLRAAA** 

### McINTOSH PERRY

June 20, 2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

**Managing Director, Municipal Affairs & Housing and Operations** 

Re: PO No. 8502204

Queen Anne Apartments-12190 224 Street, Maple Ridge, BC

Progress Draw No. 3

Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011303, dated May 31 2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$141,200.25**, listed in Invoice No. 011303 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment \$133,434.23 including GST, arrived at as follows:

 Draw #3 – Invoice 011303:
 \$141,200.25

 Less: 10% Holdback:
 \$14,120.03

 Sub-Total:
 \$127,080.22

 Plus: 5% G.S.T:
 \$6,354.01

 Total Payment Due:
 \$133,434.23

If you have any questions please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

**Quinton Daem** 

**Project Coordinator** 

Gavir Johnson, B.Arch. Sc., BSS, CET

Jour offer

Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>



**INVOICE:** 

011303

**INVOICE TO:** 

ATTN:

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 Woodbridge, ON L4H 4G3 P.O. NO:

8502204

JOB NO:

R2716

DATE COMPLETED: In progress

**INVOICE DATE:** 

May 31, 2022

TERMS:

As per contract

PROJECT LOCATION 12190 224 St

Maple Ridge

### **PROGRESS INVOICE NO. 3**

Gheorghe Piscociu

| Value of work completed to date as per attached spreadsheet | \$292,040.00 |
|---|--------------|
| Less Progress Invoice No. 1 & 2                             | \$150,839.75 |
| Current invoice amount                                      | \$141,200.25 |
| Less 10% Holdback   | \$14,120.03  |
| Total invoice amount  | \$127,080.22 |
| Add 5% G.S.T.   | \$6,354.01   |
| Total amount due this invoice                               | \$133,434.23 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: 8502204 R2716 In progress 31-May-22 AS PER CONTRACT

|              | Gheorghe Piscociu   |        |     | Project Location:         |          | 12190 224th |          | A short or the state of the state of |             |
|--------------|---|--------|-----|---------------------------|----------|-------------|----------|--------------------------------------|-------------|
| Pr           | ogress Invoice No. 3  | Estima | tod | Type of Work:<br>Original | Quantity | )           | II and I | Balcony Repairs Previous             | Current     |
| Item         | Description   | Quant  |     | Amount                    | to Date  | Price       |          | Billings                             | Billing     |
|              | Base Bid and Optional Items   |        |     |                           |          |             |          |                                      |             |
| Balcor       | ny Areas  | _      |     | 1                         |          |             |          |                                      |             |
|              | Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony   |        |     |                           | - 14     |             |          |                                      |             |
| 1a           | area down to the balcony deck and wood joist framing Carefully remove the existing balcony enclosure railing  | 100%   | LS  | \$6,630.00                | 100.0%   |             | LS       | \$3,978.00                           | \$2,652.00  |
| 1b           | assembly across the entire width and side of each balcony area down to the balcony deck and concrete deck   | 100%   | LS  | \$3_180_00                | 100.0%   |             | LS       | \$1,908,00                           | \$1,272.00  |
|              | Remove the existing balcony soffit assembly where required and instructed by the consultant, store for reinstallation,  |        |     |                           | 400.00   |             |          | 245 524 02                           | 040 DOC 05  |
| 2            | reinstall following completion of balcony deck repairs  Concrete major delamination repair on the topside of  | 100%   | LS  | \$25,990.00               | 100.0%   |             | LS       | \$15,594.00                          | \$10,396.00 |
| 3            | balcony slabs, associated with rusted reinforcing steel, 20 mm minimum depth  | 100%   | LS  | \$4,000.00                | 65.0%    |             | LS       | \$0.00                               | \$2,600 00  |
|              | Repair deteriorated concrete forming exposed floor slab<br>edges, including replacement of the concrete over the height<br>of the slab to a maximum depth equal to 300mm, including<br>the installation of shoring and formwork across the entire   |        |     |                           |          |             |          |                                      |             |
| 4            | length of the balcony.  | 100%   | LS  | \$2,000.00                | 80.0%    |             | LS       | \$0.00                               | \$1,600.00  |
| 5            | Through slab repair of the balcony slabs  | 100%   | LS  | \$500.00                  | 75.0%    |             | LS       | \$0.00                               | \$375 00    |
| 6            | Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the sealants down the underlaying wood sheathing an framing This work shall include the removal of perimeter sealants and metal flashing that adjoin the exterior wall assemblies. Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants. | 100%   | LS  | \$37,800,00               | 95 0%    |             | LS       | \$13,230.00                          | \$22,680.00 |
| 7            | Remove the existing sheathing board on the top surface of the balcony decks where instructed by the consultant down the underlaying wood framing. Replace sheathing board forming part of balcony decks where directed by the consultant  | 100%   | LS  | \$18,600.00               | 100.0%   |             | LS       | \$10,230.00                          | \$8,370.00  |
|              | Remove and replace the front header on the existing balcony railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony and shall include a finished section of hardi board to provide a neat finish   |        |     |                           |          |             |          |                                      |             |
| 8            | This work includes balcony returns as required.   | 100%   | LS  | \$30,305.00               | 100.0%   |             | LS       | \$16,667.75                          | \$13,637.2  |
| 9            | Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section of joists is to be restored and includes all fasteners and through bolts.  | 100%   | LS  | \$30,000.00               | 100.0%   |             | LS       | \$16,500.00                          | \$13,500,00 |
| 10           | Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant  | 100%   | LS  | \$1,500.00                | 100 0%   |             | LS       | \$825.00                             | \$675.0     |
| 11a          | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where the existing balcony railing has been removed.  | 100%   | LS  | \$36,190.00               | 40.0%    |             | LS       | \$0.00                               | \$14,476.00 |
| ,,,,         | Install a new aluminum post and picket panel railing<br>assembly across the balcony edges (concrete decks) at<br>each floor level including all fasteners and through bolt  |        |     |                           |          |             |          |                                      |             |
| 11b          | connections, following completion of the deck repairs detailed above where the existing balcony Carefully remove and replace balcony divider wall panels  | 100%   | LS  | \$16,905,00               | 40.0%    |             | LS       | \$0.00                               | \$6,762.00  |
| 12<br>xterio | without damaging surrounding wall assemblies  | 100%   | LS  | \$20,190.00               | 80.0%    |             | LS       | \$7,066 50                           | \$9.085.50  |
|              | Remove and replace deteriorated sealant or apply where  | 4000   | 10  | 84 500 00                 | 85.0%    |             | LS       | \$525.00                             | \$750.0     |
| 13           | missing as instructed by the consultant.  Furring balcony upturns to infill existing gaps between   | 100%   | LS  | \$1,500.00                | 05.0%    |             | LO       | 8525.00                              | 91 30 0     |
| 14           | masonry to facilitate membrane upturns  | 100%   | LS  | \$3,500.00                |          |             | LS       | \$1,925 00                           | \$1,050.00  |
| 15           | New wood fascia including prime and two coats of paint Where exposed clean prime and paint exposed areas of   | 100%   | LS  | \$20,710.00               | 100.0%   | /           | LS       | \$11,390.50                          | \$9,319 5   |
| 16           | shelf angles and lintels including supply and installation of<br>new through wall flashing membranes.  Mobilization/Demobilization of personnel and equipment on  | 100%   | LS  | \$1,000.00                | 100.0%   |             | LS       | \$0.00                               | \$1_000_0   |
| 17           | site (General mobilization)  Mobilization/Demobilization of personnel and equipment on  | 100%   | LS  | \$9,000 00                | 100.0%   |             | LS       | \$9,000.00                           | \$0.00      |
| 18           | site (12190 224 Street)   | 100%   | LS  | \$70,000.00               | 90.0%    |             | LS       | \$42,000.00                          | \$21,000.0  |

\$339,500.00 ORIGINAL CONTRACT PRICE ( Less GST )..... TOTAL INVOICED TO DATE..... \$292,040.00 TOTAL HOLDBACK TO DATE..... \$29,204.01 \$13,141.80 G.S.T. INVOICED TO DATE.....

\$150,839,75

**Current Billing** 10% Holdback \$141,200.25 \$14,120.03 \$127,080.22 \$6,354.01

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment numberNIL   |
|---|---|
| second and subsequent progress payments; or release of holdback.  | dated is the last   |
| Information Appearing in the Contract Documents   | application for payment for which the Contractor has received payment.  |
| Name of Project   |   |
| Exterior Wall and Balcony Repairs at 1219   | 0 224 St., Maple Ridge  |
| Date of Contract: March 9, 2022   |   |
| Name of Owner   | Name of Contractor  |
| CAPREIT Limited Partnership c/o McIntosh Perry  | The RESTORERS Group Inc.  |
| Contractor, and as such have authority to bind the Contract labour, subcontracts, products, services, and construction in Contractor in the performance of the work as required by responsible, have been paid in full as required by the Contidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it made under oath. | am an authorized signing officer, partner or sole proprietor of the ctor, and have personal knowledge of the fact that all accounts for nachinery and equipment which have been incurred directly by the the Contract, and for which the Owner might in any way be held tract up to and including the latest progress payment received, as the characteristic of the same force and effect as if the same force are same force as |
| Declared before me in <u>Richmond Hill, ON</u> thi  City/Town and Province  | s or day or may in the year <b>2022</b>   |
| Charles Doke  | Christine Renee Doke.   |
| Name  | a Commissioner, etc.,   |
| Director  | Regional Municipality of York.  |
| nue   | for The Restorers Group Inc.  |
| 19  | Aspires July 14, 2022.  |
| Signature   | (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)   |
|   |   |

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## Assessment Department Location Mailing Address 6951 West

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

### 6951 Westminster Highway Richmond BC

Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 June 17, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre Assessment Department

Clearance Reference # : C133202293

**CLRAAA** 

### McINTOSH PERRY

June 3,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

**Managing Director, Municipal Affairs & Housing and Operations** 

Re: PO No. 8502204

Queen Anne Apartments-12190 224 Street, Maple Ridge, BC

Progress Draw No. 1

Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Invoice No. 011157, dated March 31,2022, submitted by Restorers Group. This letter will serve to confirm that the amount of **\$46,452.50**, listed in Invoice No. 011157 accurately represents the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment \$43,897.61 including GST, arrived at as follows:

 Draw #1- Invoice 011157:
 \$46,452.50

 Less: 10% Holdback
 \$4.645.25

 Sub-Total:
 \$41,807.25

 Plus: 5% G.S.T.
 \$2,090.36

 Total Payment Due:
 \$43,897.61

If you have any questions please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

**Quinton Daem** 

**Project Coordinator** 

Gavin Johnson, B.Arch. Sc., BSS, CET

Senior Project Manager

Cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>



**INVOICE:** 

011157

**INVOICE TO:** 

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 Woodbridge, ON L4H 4G3

ATTN:

Gheorghe Piscociu

P.O. NO:

8502204

JOB NO:

R2716

DATE COMPLETED: In progress

**INVOICE DATE:** 

March 31, 2022

**TERMS:** 

As per contract

PROJECT LOCATION 12190 224 St

Maple Ridge

### **PROGRESS INVOICE NO. 1**

| Value of work completed to date as per attached spreadsheet | \$46,452.50 |
|---|-------------|
| Current invoice amount                                      | \$46,452.50 |
| Less 10% Holdback   | \$4,645.25  |
| Total invoice amount  | \$41,807.25 |
| Add 5% G.S.T.   | \$2,090.36  |
| Total amount due this invoice                               | \$43,897.61 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: 8502204 R2716 In progress 31-Mar-22 AS PER CONTRACT

Project Location: 12190 224th St, Maple Ridge
Type of Work: Exterior Wall and Balcony Repairs

|            | Gheorghe Piscociu<br>rogress Invoice No. 1  |         |     | Project Location:<br>Type of Work: |                     |               |       | iple Ridge<br>Balcony Repair | s                  |
|------------|---|---------|-----|------------------------------------|---------------------|---------------|-------|------------------------------|--------------------|
| Item       | Description   | Estima  |     | Original<br>Amount                 | Quantity<br>to Date | Unit<br>Price |       | Previous<br>Billings         | Current<br>Billing |
|            | Base Bid and Optional Items   |         |     |                                    |                     |               | 11 11 | - 0                          |                    |
| Balco      | ny Areas  |         |     |                                    |                     |               | C-2-6 |                              |                    |
|            | Carefully remove the existing balcony enclosure railing   |         |     |                                    |                     |               |       |                              |                    |
|            | assembly across the entire width and side of each balcony   | ) ] - [ | - / |                                    |                     |               | 1 1   |                              |                    |
| 1 <u>a</u> | area down to the balcony deck and wood joist framing  | 100%    | L\$ | \$6,630,00                         | 25 0%               |               | LS    | \$0,00                       | \$1,657            |
|            | Carefully remove the existing balcony enclosure railing   | -       |     |                                    |                     |               |       |                              |                    |
|            | assembly across the entire width and side of each balcony   |         |     |                                    |                     |               | 1 1   |                              |                    |
| 1b         | area down to the balcony deck and concrete deck   | 100%    | LS  | \$3,180.00                         | 25.0%               |               | LS    | \$0.00                       | \$795              |
|            | Remove the existing balcony soffit assembly where required  |         |     |                                    |                     |               | 1 1   |                              |                    |
| _          | and instructed by the consultant, store for reinstallation,   |         |     |                                    |                     |               | 1 1   | 1.0                          |                    |
| 2          | reinstall following completion of balcony deck repairs  | 100%    | LS  | \$25,990 00                        | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | Concrete major delamination repair on the topside of balcony  |         | 1   |                                    |                     |               |       |                              |                    |
| 3          | slabs, associated with rusted reinforcing steel, 20 mm  | 4000/   |     | 04.000.00                          | 0.00(               |               | 1.0   | 60.00                        | ¢0                 |
| 3          | minimum depth Repair deteriorated concrete forming exposed floor slab                                   | 100%    | LS  | \$4,000.00                         | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | edges, including replacement of the concrete over the height  |         |     |                                    |                     |               |       |                              |                    |
|            | of the slab to a maximum depth equal to 300mm, including  |         |     |                                    |                     |               | 1 1   |                              |                    |
|            | the installation of shoring and formwork across the entire  |         |     |                                    |                     |               |       |                              |                    |
| 4          | length of the balcony.  | 100%    | LS  | \$2,000.00                         | 0.0%                |               | LS    | \$0.00                       | \$0                |
| 5          | Through slab repair of the balcony slabs  | 100%    | LS  | \$500 00                           | 0.0%                |               | LS    | \$0.00                       | \$0.               |
|            | Remove the existing waterproofing membrane material on the  |         |     |                                    |                     |               | 1     | -                            |                    |
|            | top surface of the balcony decks where instructed by the  |         |     |                                    |                     |               | 1 1   |                              |                    |
|            | sealants down the underlaying wood sheathing an framing   |         |     |                                    |                     |               | 11 1  |                              |                    |
|            | This work shall include the removal of perimeter sealants and   |         |     |                                    |                     |               | 1 1   |                              |                    |
|            | metal flashing that adjoin the exterior wall assemblies Supply  |         |     |                                    |                     |               | 11 1  |                              |                    |
|            | and install new waterproofing membrane over the balcony   |         |     |                                    | 1                   |               | V 1   |                              |                    |
|            | decks including all preparation of existing and newly installed   |         |     |                                    |                     |               | 1 1   |                              |                    |
| 6          | sheathing, upturns, and all sealants including cants  | 100%    | LS  | \$37,800,00                        | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | Remove the existing sheathing board on the top surface of   |         |     |                                    |                     |               | 1     |                              |                    |
|            | the balcony decks where instructed by the consultant down   |         |     |                                    |                     |               |       |                              |                    |
|            | the underlaying wood framing. Replace sheathing board   |         |     |                                    |                     |               |       |                              |                    |
| _ 1        | forming part of balcony decks where directed by the   |         |     |                                    |                     |               |       |                              |                    |
| 7          | consultant  | 100%    | LS  | \$18,600.00                        | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | Remove and replace the front header on the existing balcony   |         |     |                                    |                     |               |       |                              |                    |
|            | railing assembly, a dual 2x10 header is required, this work   |         |     |                                    |                     |               |       |                              |                    |
|            | shall include the supply and install of a new metal drip  |         |     |                                    |                     |               |       |                              |                    |
|            | flashing over the edge of the balcony and shall include a   |         |     |                                    |                     |               |       |                              |                    |
| 8          | finished section of hardi board to provide a neat finish This work includes balcony returns as required | 100%    | LS  | \$30,305.00                        | 0.0%                |               | LS    | \$0.00                       | \$0                |
| -          | Remove and replace deteriorated wood joist framing forming  | 100 %   | LO  | \$30,303.00                        | 0.0 %               |               | LO    | 30.00                        | 90                 |
|            | part of the balcony areas. This work assumes a (2x10)   |         |     |                                    |                     |               |       |                              |                    |
|            | section of joists is to be restored and includes all fasteners  |         |     |                                    |                     |               | 1 1   |                              |                    |
| 9          | and through bolts   | 100%    | LS  | \$30,000.00                        | 0.0%                |               | LS    | \$0,00                       | \$0.               |
|            | Remove and replace or apply sealant where missing at joints   |         |     | 224,332,02                         |                     |               |       |                              |                    |
|            | within the exterior wall assembly or within the balcony wall  |         |     |                                    |                     |               |       |                              |                    |
| 10         | assembly where instructed by the consultant   | 100%    | LS  | \$1,500.00                         | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            |   |         |     |                                    |                     |               |       |                              |                    |
|            | Install a new aluminum post and picket panel railing assembly   |         |     |                                    |                     |               | 1 4   |                              |                    |
|            | across the balcony edges (wood decks) at each floor level   |         |     |                                    |                     |               | 1 1   |                              |                    |
|            | including all fasteners and through bolt connections, following   |         | - 1 |                                    |                     |               | 1 1   |                              |                    |
|            | completion of the deck repairs detailed above where the   |         |     |                                    |                     |               |       |                              |                    |
| 11a        | existing balcony railing has been removed.  | 100%    | LS  | \$36,190.00                        | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | Install a new aluminum post and picket panel railing assembly   |         |     |                                    |                     |               |       |                              |                    |
|            | across the balcony edges (concrete decks) at each floor level   |         |     |                                    |                     |               | 1 1   |                              |                    |
|            | including all fasteners and through bolt connections, following   |         |     |                                    |                     |               | 1 1   |                              |                    |
|            | completion of the deck repairs detailed above where the   | 4000/   |     | 210.005.00                         | 0.00                |               | 1     | 40.00                        | ••                 |
| 11b        | existing balcony  | 100%    | LS  | \$16,905.00                        | 0.0%                | _             | LS    | \$0.00                       | \$0                |
| 12         | Carefully remove and replace balcony divider wall panels without damaging surrounding wall assemblies   | 4000/   |     | too 400 00                         | 0.00/               |               | 1,,,  | 00.00                        | 50                 |
|            | r Walls   | 100%    | LS  | \$20,190.00                        | 0.0%                |               | LS    | \$0.00                       | \$0,               |
|            | Remove and replace deteriorated sealant or apply where  |         |     |                                    |                     |               | 1     | 1                            |                    |
|            | missing as instructed by the consultant.  | 100%    | LS  | ¢4 500 00                          | 0.0%                |               | 1,0   | 60.00                        | 60                 |
|            | Furring balcony upturns to infill existing gaps between   | 100%    | LS  | \$1,500.00                         | 0,0%                |               | LS    | \$0.00                       | \$0.               |
|            | masonry to facilitate membrane upturns  | 100%    | LS  | \$3,500.00                         | 0.0%                |               | LS    | \$0.00                       | \$0.               |
|            | New wood fascia including prime and two coats of paint  | 100%    | LS  | \$20,710.00                        | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | Where exposed clean prime and paint exposed areas of shelf  | 100%    |     | \$20,7 10,00                       | 0.070               |               | LO    | ΦU UU                        | \$0                |
|            | angles and lintels including supply and installation of new   |         |     |                                    |                     |               |       |                              |                    |
|            | through wall flashing membranes.  | 100%    | LS  | \$1,000.00                         | 0.0%                |               | LS    | \$0.00                       | \$0                |
|            | Mobilization/Demobilization of personnel and equipment on   | .00,8   |     | W 1,000 00                         | 31070               |               | 10    | 30.00                        | 20                 |
|            | site (General mobilization)   | 100%    | LS  | \$9,000.00                         | 100.0%              |               | LS    | \$0.00                       | \$9,000            |
|            | Mobilization/Demobilization of personnel and equipment on   | .0070   |     | WO.000.00                          | 100/070             |               | 1.0   | 80.00                        | 40,000             |
|            |   |         |     |                                    |                     |               | 10 1  |                              |                    |

\$0.00

Current Billing 10% Holdback 5% G.S.T. \$46,452.50 \$4,645.25 \$41,807.25 \$2,090.36



## Assessment Department Location Mailing Address 6951 West

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

#### **Location** 6051 Westminster High

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 April 22, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022**.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre Assessment Department

Clearance Reference #: C133093736

**CLRAAA** 

### McINTOSH PERRY

July 25, 2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

Managing Director, Municipal Affairs & Housing and Operations

Re: PO No. 8502204

Queen Anne Apartments-12190 224 Street, Maple Ridge, BC

Holdback Invoice

Our Reference No: CCC-224718-19

As requested, we have reviewed the attached Holdback Invoice, dated June 30, 2022, submitted by The Restorers Group. This letter will serve to confirm that the amount of **\$33,950.00**, listed in the attached invoice accurately represents the 10% holdback for the work done for exterior walls and balcony repairs at 12190 224 Street, Maple Ridge.

We therefore recommend payment \$35,647.50 including GST, arrived at as follows:

| \$4,645.25  | 10% Holdback Draw #1 – Invoice 011157 |
|-------------|---------------------------------------|
| \$10,438.73 | 10% Holdback Draw #2 – Invoice 011237 |
| \$14,120.03 | 10% Holdback Draw #3 – Invoice 011303 |
| \$4,746.00  | 10% Holdback Draw #4 – Invoice 011400 |

| Sub-Total:         | \$33,950.00 |
|--------------------|-------------|
| Plus: 5% G.S.T:    | \$1,697.50  |
| Total Payment Due: | \$35,647.50 |

If you have any questions please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

**Quinton Daem** 

**Project Coordinator** 

Gavin Johnson, B.Arch. Sc., BSS, CET

Senior Project Manager



June 30, 2022

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 Woodbridge, ON L4H 4G3

Attn: Gheorghe Piscociu

Re: 12190 224 St.

We have completed all work on the above noted project and enclose our Workers' Compensation Certificate and Statutory Declaration.

We also enclose a holdback invoice in the amount of \$35,647.50 for approval of payment. Please release all holdback money being held on this account at your earliest convenience.

Thank You.

Yours truly, THE RESTORERS GROUP INC.

Pat Leblanc

General Manager - BC

### STATEMENT OF ACCOUNT

### CAPREIT LIMITED PARTNERSHIP C/O MCINTOSH PERRY Re: 12190 224 ST.

AS OF JUNE 30, 2022

| PROGRESS INVOICE STATEMENT |          |              |             |              |             |              |              |             |
|----------------------------|----------|--------------|-------------|--------------|-------------|--------------|--------------|-------------|
| Date                       | Inv. No. | Inv. Amt.    | Holdback    | Total        | G.S.T.      | Amt. Due     | Received     | Balance     |
| 03/31/2022                 | 11157    | \$46,452.50  | \$4,645.25  | \$41,807.25  | \$2,090.36  | \$43,897.61  | \$43,897.61  | \$0.00      |
| 04/29/2022                 | 11237    | \$104,387.25 | \$10,438.73 | \$93,948.53  | \$4,697.43  | \$98,645.95  | \$98.645.95  | \$0.00      |
| 05/31/2022                 | 11303    | \$141,200.25 | \$14,120.03 | \$127,080.23 | \$6,354.01  | \$133,434.24 | \$133,434.24 | \$0.00      |
| 06/30/2022                 | 11400    | \$47,460.00  | \$4.746.00  | \$42,714.00  | \$2,135.70  | \$44,849.70  | \$0.00       | \$44.849.70 |
| TOTAL                      |          | \$339,500.00 | \$33,950.00 | \$305,550.00 | \$15,277.50 | \$320,827.50 | \$275,977.80 | \$44,849.70 |

| Outstanding | G.S.T.<br>Payable | Total<br><u>Due</u> |
|-------------|-------------------|---------------------|
| \$4,645.25  | \$232.26          | \$4,877.5           |
| \$10,438.73 | \$521.94          | \$10.960.66         |
| \$14,120.03 | \$706.00          | \$14,826.03         |
| \$4.746.00  | \$237.30          | \$4.983.30          |
| \$33,950.00 | <u>\$1,697.50</u> | \$35,647.50         |

#### SUMMARY

Progress Invoice Balance owing as of June 30, 2022

\$44,849.70

Holdback Balance owing as of June 30, 2022

\$35.647.50

**TOTAL OUTSTANDING** 

\$80,497.20

Regards,

The RESTORERS Group Inc.

Susan Ooms Administrator

#### **HOLDBACK INVOICE NUMBER:** R2716H



P.O. No.:

8502204

Job No.:

R2716

CAPREIT Limited Partnership c/o McIntosh Perry

6240 Highway 7, Suite 200

Attn: Gheorghe Piscociu

Woodbridge, ON

L4H 4G3

Date Completed:

June 30, 2022

Invoice Date:

June 30, 2022

Terms:

As per contract

Project Location:

12190 224 St.

### **HOLDBACK**

To request release of holdback on above noted project

\$33,950.00

Add 5% G.S.T.

\$ 1,697.50

2% per month interest (24% annually) charged on overdue accounts.

PLEASE REMIT PAYMENT TO:

THE RESTORERS Group Inc. 344 Newkirk Road, Richmond Hill, ON L4C 3G7 HST# 874032642

### **Statutory Declaration** of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either second and subsequent progress payments; or release of holdback.  Information Appearing in the Contract Documents  | Application for payment number 3 dated May 31, 2022 is the last application for payment for which the Contractor has received payment.  |
|---|---|
| Name of Project   | 0.004.04 Marila Didas   |
| Exterior Wall and Balcony Repairs at 12190  | 0 224 St., Maple Ridge  |
| Date of Contract: March 9, 2022   |   |
| Name of Owner   | Name of Contractor  |
| CAPREIT Limited Partnership c/o McIntosh Perry  | The RESTORERS Group Inc.  |
| Contractor, and as such have authority to bind the Contract labour, subcontracts, products, services, and construction m Contractor in the performance of the work as required by t responsible, have been paid in full as required by the Contractor identified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld. | am an authorized signing officer, partner or sole proprietor of the tor, and have personal knowledge of the fact that all accounts for achinery and equipment which have been incurred directly by the the Contract, and for which the Owner might in any way be held ract up to and including the latest progress payment received, as the has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as if |
| made under oath.  Declared before me in <u>Richmond Hill, ON</u> this  City/Town and Province   | 30 day of June in the year 2022   |
| Charles Doke Name Director Title Signature  | Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)   |
|   | This agreement is protected by CCDC   |

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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Canadian Construction Documents Committee



### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

## 6951 Westminster Highway

Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 July 20, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to July 01, 2022.

This information is only provided for the purposes of Section 258 of the Workers Compensation Act, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

**Employer Service Centre** Assessment Department

Clearance Reference #: C133278907

CLRA1A

Now you can report payroll and pay premiums online. Visit www.worksafebc.com

### McINTOSH PERRY

January 24,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

Managing Director, Municipal Affairs & Housing and Operations

Re: PO No. 8501950

12184,12186,12188,12190 224th Street, Maple Ridge, BC

Progress Draw No. 9

Our Reference No: V1919264CM

As requested, we have reviewed the attached Invoice No. 010955, dated December 31,2021, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$1,029,183.00**, listed in Invoice No. 010955 accurately represents the total work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment \$198,516.15, including GST, arrived at as follows:

 Draw #9 - Invoice 010955:
 \$210,070.00

 Less: 10% Holdback
 \$21,007.00

 Sub-Total
 \$189,063.00

 Plus: 5% G.S.T
 \$49,453.15

 Total Payment Due:
 \$198,516.15

If you have any questions, please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Senior Project Engineer

Reviewed by:

eorghe Piscociu, P. Eng. Adam Sharkawy, M.Eng., P.Eng.

Manager, Restoration

cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>
Troy Westlake, The Restorers Group,troy@restorersgroup.ca



**INVOICE:** 

010955

**INVOICE TO:** 

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

Gheorghe Piscociu

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED:

In progress

**INVOICE DATE:** 

December 31, 2021

TERMS:

As per contract

PROJECT LOCATION:12184,12186,12188,

12190,224th St.

Maple Ridge

### **PROGRESS INVOICE NO. 9**

| Value of work completed to date as per attached spreadsheet | \$1,029,183.00 |
|---|----------------|
| <u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7 & 8    | \$819,113.00   |
| Current invoice amount                                      | \$210,070.00   |
| Less 10% Holdback   | \$21,007.00    |
| Current invoice amount                                      | \$189,063.00   |
| <u>Add</u> 5% G.S.T.  | \$9,453.15     |
| Total amount due this invoice                               | \$198,516.15   |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642

### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms:

8501950 R2447

R2447 in progress 31-Dec-21 AS PER CONTRACT 12184, 12186, 12188, 12190 224th St, N Exterior Wall and Balcony Project Location: Type of Work:

|       | Gheorghe Piscociu<br>ogress Invoice No. 9   |        |         | roject Location:<br>ype of Work: |               | 12184, 1218<br>Exterior Wa |        | 8, 12190 224<br>alcony |
|-------|---|--------|---------|----------------------------------|---------------|----------------------------|--------|------------------------|
|       |   | Estima | ted     | Original                         | Quantity      | Unit                       | II     | Current                |
| ltem  | Description  Base Bid and Optional Items  | Quan   | tity    | Amount                           | to Date       | Price                      |        | Billing                |
| alcor | y Areas   |        |         |                                  |               |                            |        |                        |
| 1a    | Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing  | 740    | m       | \$28,860.00                      | 552           | \$39.00                    | m      | \$3,900.0              |
| 1b    | Carefully remove the existing balcony enclosure railing<br>assembly across the entire width and side of each balcony<br>area down to the concrete deck  | 300    | m       | \$11 100 00                      | 273           | \$37.00                    | m      | \$1,517.0              |
| 2     | Remove the existing balcony soffit assembly where required<br>and instructred by the consultant, store for reinstallation,<br>reinstall following completion of balcony deck repairs  | 450    | m2      | \$51_750 00                      | 634           | \$115.00                   | m2     | \$14,030.0             |
|       | Concrete major delamination repair on the topside of the balcony stabs, associated with rust reinforcing steel, 20mm  |        |         |                                  | - 1           |                            |        |                        |
| 3     | minimum depth.  Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire  | 7      | m2      | \$4,900.00                       | 24            | \$700 00                   | m2     | \$5,600 C              |
| 5     | length of the balcony Through slab repair of the balcony slabs  | 0      | m<br>m2 | \$0.00                           | 0             | \$1,300.00                 | m2     | \$0.0                  |
|       | Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly | J      | 1112    | 30.00                            |               | 2,000,00                   |        |                        |
| 6     | installed sheathing, uptums, and all sealants including cants   | 755    | m2      | \$132 125 00                     | 532           | \$175 00                   | m2     | \$6,125.0              |
|       | Remove the existing sheathing board on the top surface of<br>the balcony decks where instructed by the consultant down to<br>the underlying wood framing. Replace sheathing board<br>forming part of balcony decks where directed by the  |        |         |                                  |               |                            |        |                        |
| 7     | consultant.  Remove and replace the front header on the existing balcony  | 350    | m2      | \$54,250.00                      | 386           | \$155.00                   | m2     | \$13,020.0             |
| 8     | reining assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip flashing over the edge of the balcony  | 740    | _ m     | \$102,860,00                     | 715           | \$139.00                   | m      | \$35 167 0             |
| Ĩ     | Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and   |        |         |                                  |               |                            |        |                        |
| 9     | through bolts   | 300    | m       | \$36,300.00                      | 772           | \$121 00                   | m      | \$41 382 (             |
| 10    | Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant  | 750    | m       | \$19,500.00                      | 390           | \$26.00                    | m      | \$1,976.0              |
| 11a   | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through boll connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed  | 740    | m       | \$184 260 00                     | 338           | \$249.00                   | m      | \$19,173.0             |
| 11b   | Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed   | 300    | m       | \$78,000.00                      | 168           | \$260 00                   | m      | \$7,800.0              |
|       | Carefully remove and replace balcony divider wall panels<br>throughout all four buildings without damaging surrounding  |        |         |                                  |               |                            |        |                        |
| 12    | wall assemblies   | 60     | each    | \$57,000,00                      | 60            | \$950.00                   | each   | \$6 650 0              |
|       | Permove and replace deteriorated sealant and apply where  | 0      |         | \$0.00                           |               | \$23.00                    |        | \$0.6                  |
| 13    | missing as instructed by the consultant Remove spalled and cracked brickwork where instructed by  | Ü      | -       | 20 00                            | - 0           | 32200                      | 1      |                        |
| 14    | the consultant  | 0      |         | \$0.00                           | 0             | \$40.00                    | each   | \$0 G                  |
| 15    | Rout out and repoint deteriorated mortar joints  Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new throughwall flashing and membrane  | 15     | m       | \$5,850.00                       | 0             | \$390.00                   | m      | \$0.0                  |
|       | Cost associated with safely removing the asbestos<br>contaminated materials from exterior walls and the balcony<br>areas and the enclosure walls themselves and the lead<br>contaminated siding at locations within the specification in  |        |         |                                  |               |                            |        |                        |
| 17    | order to carry out the repair work Mobilization/Demobilization of personnel and equipment on  | 100%   | LS      | \$15,000.00                      | 90.0%         |                            | LS     | \$0.0                  |
| 18    | Mobilization/Demobilization of personnel and equipment of<br>sites (general of all four sites)  Mobilization/Demobilization of personnel and equipment on   | 100%   | is      | \$54,005.00                      | 100 0%        |                            | LS     | \$0.0                  |
| 18a   | sites (Building 4) - Access   | 100%   | 1.8     | \$70,000.00                      | 0.0%          |                            | LS     | \$0 (                  |
| 18b   | Mobilization/Demobilization of personnel and equipment on<br>sites (Building 2) - Access  | 100%   | LS      | \$70,000.00                      | 100.0%        |                            | LS     | \$35,000               |
| 18c   | Mobilization/Demobilization of personnel and equipment on<br>sites (Building 2) - Access  | 100%   | LS      | \$90,000,00                      | 100 0%        |                            | Ls     | \$0.6                  |
|       | Mobilization/Demobilization of personnel and equipment on   |        |         |                                  |               |                            |        |                        |
| 18d   | sites (Building 1) - Access  Cost of a building permit if required by the local authority,  | 100%   | LS      | \$70,000.00                      | 100.0%        |                            | LS     | \$0.0                  |
| 19    | excluding the soft costs associated with obtaining the permit<br>Install furring at balcony upturn to infill existing gaps between<br>masonry to fascilitate membrane upturn  | 100%   | Allow   | \$10,000.00                      | 100 0%<br>394 | \$25.00                    | Allow: | \$3,625                |
| 21    | New wood balcony fascia including prime and 2 coals of paint  | 306    | m       | \$29,070.00                      | 524           | \$95.00                    | m      | \$15,105               |

ORIGINAL CONTRACT PRICE { Less GST }...... TOTAL INVOICED TO DATE...... TOTAL HOLDBACK TO DATE..... \$1,181,205.00 \$1,029,183.00 \$102,918.30 G.S.T. INVOICED TO DATE..... \$46,313.24

Current Billing \$210,070.00 \$21,007.00 \$189,063.00 \$9,453.15 5% G.S.

### **Statutory Declaration** of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment number5  |
|---|--|
| 🔀 second and subsequent progress payments; or   |  |
| release of holdback.  |  |
|   | application for payment for which the Contractor has   |
| Information Appearing in the Contract   | received payment.  |
| Documents   |  |
| Name of Project Exterior wall and balcony repairs at 12184, Maple Ridge  March 17, 2021   | 12186, 12188, 12190 224th St.  |
| Date of Contract: March 17, 2021  |  |
| Name of Owner CAPREIT Limited Partnership   | Name of Contractor   |
| c/o McIntosh Perry  | The RESTORERS Group Inc.   |
| Declaration   |  |
| responsible, have been paid in full as required by the Conti<br>identified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld. | the Contract, and for which the Owner might in any way be held ract up to and including the latest progress payment received, as the has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as if |
| Declared before me in Richmond Hill, ON this City/Town and Province   | 31 day of December in the year 2021  |
| Charles Doke  |  |
| Name  | Christine Renee Doke,  |
| Director  | a Commissioner, etc.,<br>Regional Municipality of York,  |
| (.)   | for The Restorers Group Inc.<br>Expires July 14, 2022.   |
| Signature   | (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)  |
|   | This agreement is protected by CCDC  |
| The making of a false or fraudulent declaration is a contra   |  |
| Criminal Code of Canada, and could carry, upon conviction   | On, penalties CCDC 9 - 2018 except to the extent that any alterations, additions or  |
| including fines or imprisonment.  | mostifications are call failt in   |

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modifications are set forth in supplementary conditions.



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#### Assessment Department Location **Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### Clearance Section

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, BC L4H 4G3 January 20, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to April 01, 2022.

This firm has had continuous coverage with us since October 15, 2019.

**Employer Service Centre** Assessment Department

Clearance Reference #: C132860065

**CLRAAA** 

### McINTOSH PERRY

April 22,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

**Managing Director, Municipal Affairs & Housing and Operations** 

Re: PO No. 8501950

12184,12186,12188,12190 224th Street, Maple Ridge, BC

Progress Draw No. 12

Our Reference No: CCC-214412-00

As requested, we have reviewed the attached Invoice No. 011132, dated March 31,2022, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$33,444.50**, listed in Invoice No. 011132 accurately represents the work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment \$33,444.50, including GST, arrived at as follows:

| Draw #12 - Invoice 011132: | \$35,391.00 |
|----------------------------|-------------|
| Less:10% Holdback          | \$3,539.10  |
| Sub-Total                  | \$31,851.90 |
| Plus: 5% G.S.T             | \$1,592.60  |
| Total Payment Due:         | \$33,444.50 |

If you have any questions, please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

Quinton Daem

Project Coordinator

Gavin Johnson, B.Arch. Sc., BSS, CET

Senior Project Manager

cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>



INVOICE:

011132

INVOICE TO:

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

Gheorghe Piscociu

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: March 31, 2022

**INVOICE DATE:** 

March 31, 2022

TERMS:

As per contract

PROJECT LOCATION 12184, 12186, 12188,

12190,224th St.

Maple Ridge

### **PROGRESS INVOICE NO. 12 - FINAL**

| Total amount due this invoice                                       | \$33,444.50    |
|---|----------------|
| Add 5% G.S.T.   | \$1,592.60     |
| Current invoice amount  | \$31,851.90    |
| Less 10% Holdback   | \$3,539.10     |
| Current invoice amount  | \$35,391.00    |
| <u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 | \$1,144,991.00 |
| Value of work completed to date as per attached spreadsheet         | \$1,180,382.00 |

Interest charges (as per CCDC) will be applied on overdue invoices.

#### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location; Type of Work; 8501950

8501950
R2447
31-Mar-22
31-Mar-22
31-Mar-22
AS PER CONTRACT
12194, 12186, 12189, 12190 224th St, Maple Ridge
Exterior Wall and Balcony Repairs

Unit Previous Current
Billings Billing n: Gheorghe Piscociu Progress Invoice No. 12 - Final Original Amount Estimated Quantity to Date Description Quantity

| item      | Description   | Quar     | ıtity       | Amount           | to Date | Price                  |              | Billings          | Billing  |
|-----------|---|----------|-------------|------------------|---------|------------------------|--------------|-------------------|--|
|           | ase Bid and Optional Items  | <u> </u> |             |                  |         |                        |              |                   |  |
| Balcony / |   |          |             | - <del></del>    | ,       |                        |              | ·····             | ,  |
|           | arefully remove the existing balcony enclosure railing  |          | ı           |                  | 1       |                        |              |                   |  |
|           | ssembly across the entire width and side of each balcony<br>rea down to the balcony deck and wood joist framing           | 740      | ٦,          | \$28 860 00      |         | \$39.00                | ۱            | \$21,528.00       | s s  |
|           | arefully remove the existing balcony enclosure railing  | /40      | <u> </u>    | 320 000 00       | 552     | 226-00                 | m            | 321.420.00        |  |
|           | ssembly across the entire width and side of each balcony  |          | 1           |                  |         | 1                      | ł            | 1                 |  |
|           | ea down to the concrete deck  | 300      | m           | \$11,100.00      | 273     | \$37.00                | m            | \$10,101.00       | s  |
|           | ernove the existing balcony soffit assembly where required  |          | T           |                  | 1       | 757.23                 | 1            |                   |  |
|           | nd instructred by the consultant, store for reinstallation,   |          | 1           |                  |         |                        |              |                   |  |
| 2 ré/     | install following completion of bulcony deck repairs  | 450      | m2          | \$51,750 00      | 678     | \$115 00               | m2           | \$77,970 00       | \$1  |
|           | oncrete major delamination repair on the topside of the   |          |             |                  |         |                        |              |                   |  |
|           | alvony slabs, associated with rust reinforcing steel, 20mm  | İ        | ı           |                  |         | ı                      | 1            |                   | l  |
|           | inimum depth  | - 7      | m2          | \$4,900.00       | 34      | \$700.00               | m2           | \$23,800,00       | \$1  |
|           | epair deteriorated concrete forming exposed floor slab  |          | [           |                  |         |                        | 1            | i                 | 1  |
|           | iges, including replacement of the concrete over the height   |          | 1           |                  |         |                        | 1            |                   | 1  |
|           | the slab to a maximum depth equal to 300mm, including   |          | 1           |                  | 1       |                        | i i          |                   | 1  |
|           | e installation of shoring and formwork across the entire<br>ngth of the balcony   | ۱.       | .l _        |                  |         | 6500.00                | ۱            | ****              | .ما  |
|           | rough slab repair of the balcony slabs  | 0        |             | \$0 00<br>\$0 00 |         | \$500 00<br>\$1,300 00 | m2           | \$0.00            |  |
|           |   |          | 102         | 30'00            |         | \$1,800.00             |              | 2000              |  |
| , re      | emove the existing waterproofing membrane malerial on the p surface of the balcony decks where instructed by the          |          |             |                  | 1       |                        | 1            | i                 | ŀ  |
|           | nsultant down to the underlying wood sheathing and  |          |             | i                | ł       |                        |              | 1                 |  |
|           | aming. This work shall include the removal of all perimeter   |          |             |                  |         |                        | 1            |                   |  |
|           | alants and matal flashings that adjoin the exterior wall  | l        |             | I                | 1       |                        | 1            |                   |  |
|           | semblies  |          |             |                  | 1       |                        | 1            |                   |  |
|           |   |          | J           |                  | 1       |                        | i            |                   |  |
|           | ipply and install new waterproofing membrarie over the  | 1        | 1           |                  | 1       | [                      | 1            | 1                 | Į  |
|           | licony decks including all preparation of existing and newly  |          | _           |                  |         |                        | 1            |                   |  |
|           | stalled sheathing, upturns, and all sealants including cants  | 755      | m2          | \$132_125.00     | 548     | \$176.00               | m2           | \$113.400.00      |  |
|           | emove the existing sheathing board on the top surface of  |          |             | j                |         | !                      |              |                   | ļ  |
|           | e balcony decks where instructed by the consultant down to<br>e underlying wood framing. Replace sheathing board          |          |             |                  |         |                        |              |                   |  |
|           | rming part of balcony decks where directed by the   |          | ĺ           |                  | ]       |                        |              |                   |  |
|           | nsullant.   | 350      | m2          | \$54,250 00      | 468     | \$155.00               | m2           | \$72,540.00       | st   |
|           | emove and replace the front header on the existing balcony  |          | 1           |                  | 1       |                        |              |                   |  |
| rail      | ling assembly, a dual 2x10 header is required, this work  |          | l           | ł                |         |                        | 1            |                   |  |
|           | all include the supply and install of a new metal drip  |          | l           |                  |         |                        |              | 1                 |  |
|           | string over the edge of the balcony   | 740      | l m         | \$102,860.00     | 715     | \$139.00               | m            | \$99.385.00       | \$(  |
|           | emove and replace deteriorated wood joist framing forming   |          | Į.          |                  |         | ļ                      | 1            |                   |  |
|           | rt of the balcony areas. This work assumes a (2x10)   |          | į .         |                  |         | ĺ                      |              |                   |  |
|           | clion joist is to be restored and includes all fasteners and<br>rough boils   | 700      |             | #25 200 E        |         | 2404.00                | ١            | 4 4 0 5 0 0 0 0 0 | 54.00  |
|           | move and replace or apply sealant where missing at joints   | 300      |             | \$36,300.00      | 917     | S121.00                |              | \$105,996 00      | \$4.961  |
|           | thin the exterior wall assembly or within the balcony wall  |          |             |                  |         |                        | 1            | !                 |  |
|           | sembly where instructed by the consultant   | 750      | , m         | \$19,500 00      | 563     | \$25.00                | m            | \$14,638.00       | so   |
|           |   |          |             |                  |         | 7=1,77                 |              |                   |  |
| Ins       | stall a new aluminum post and picket panel ralling assembly   |          | ĺ           |                  | ļ       |                        |              |                   |  |
|           | ross the balcony edges (wood decks) at each floor level   |          |             |                  | f I     |                        |              |                   |  |
|           | studing all fasteners and through bolt connections, following   |          |             |                  |         |                        |              |                   |  |
|           | mpletion of the deck repairs detailed above where they  |          |             |                  | l       |                        |              |                   |  |
| 11a   cxi | isting balcony rading has been removed  | 740      | _m          | \$184 260 00     | 552     | \$249.00               | III.         | \$120,018.00      | \$17.430   |
| ١,        | 4-11  |          |             |                  |         |                        | ı            | Ì                 |  |
|           | stall a new aluminum post and picket panel railing assembly<br>ross the balcony edges (concrete deck) at each floor level |          | l           |                  |         |                        | 1            | 1                 |  |
|           | luding all fasteners and through boil connections, following  |          | ļ           |                  |         |                        | 1            |                   |  |
|           | mpletion of the deck repairs detailed above where they  |          | 1           |                  |         |                        | 1            |                   |  |
|           | sting halcony railing has been removed  | 300      | m           | \$78,000.00      | 273     | \$260 00               | m            | \$57,980.00       | \$13.000   |
|           | refully remove and replace balcony divider wall panels  |          |             |                  |         |                        |              |                   |  |
|           | oughout all four buildings without demaging surrounding   |          |             |                  |         |                        | 1            |                   | İ  |
|           | ll assemblies   | 60       | each        | \$57,000 00      | 63      | \$950 00               | each         | \$59,850 00       | <u> </u>   |
| xterior W |   |          | <del></del> |                  |         |                        |              | ,                 | ,  |
|           | move and replace deteriorated sealant and apply where   |          | ļ           |                  |         |                        |              |                   |  |
|           | ssing as instructed by the consultant   | 0        | m           | 90.00            | 0       | \$23.00                | m            | \$0.00            |  |
|           | move spalled and cracked brickwork where instructed by consultant   |          |             | 50.00            | ا ا     | E40.00                 |              | 60.00             | ا  |
|           |   | 0        |             | \$0.00           | 0       | \$40.00                | oach         |                   | \$i  |
|           | ut out and repoint deteriorated morter joints<br>nere exposed clean, prime and paint exposed areas of shelf               | 0        | _m          | 50 00            | 0       | \$45 00                | m            | \$0.00            | <u>S</u> !   |
|           | gles and lintels including supply and installation of new   |          |             |                  |         |                        |              |                   | l  |
|           | oughwall flashing and membrane  | 15       | m           | \$5,850 00       | U       | \$390.00               | m            | 20 00             | s  |
|           | st associated with safely removing the asbestos   |          |             |                  |         |                        |              |                   |  |
|           | ntaminated materials from exterior walls and the balcony  |          |             |                  |         |                        | ı            |                   |  |
|           | as and the enclosure walls themselves and the lead  |          |             | 1                |         |                        |              |                   |  |
|           | ntaminated siding at locations within the specification in  |          |             | i                |         |                        |              |                   |  |
|           | ler to carry out the repair work  | 100%     | LS          | \$15,000.00      | 90.0%   |                        | LS           | \$13,500 00       | <u>a</u>   |
|           | bilization/Demobilization of personnel and equipment on   |          | ٠. ا        |                  |         |                        | ١            |                   | ١.   |
|           | ns (general of all four siles) bilization/Demobilization of personnel and equipment on                                    | 100%     | LS          | \$54.005 0B      | 100 0%  |                        | LS           | \$54 005 00       | \$   |
|           | phizationDemobilization of personnel and equipment on<br>to (Building 4) - Accoss   | 100%     |             | \$70,000.00      |         |                        | Ls           |                   | ۔ ا  |
|           | bilization/Demobilization of personnel and equipment on   | 100%     | LS          | \$70,000,00      | 0.0%    |                        | La           | \$0.00            | s  |
|           | s (Building 3) - Access   | 4000     | 1.0         | #20 000 00       | 100 00. |                        | ١            | \$70,000,00       | ١.   |
|           | bilization/Demobilization of personnel and equipment on   | 100%     | LS          | \$70,000 00      | 100 0%  |                        | LS           | \$70,000 00       | \$   |
|           | Building 2) - Access  | 100%     | <u> </u>    | \$90.000.00      | 100 0%  |                        | LS_          | \$90,000.00       | s  |
|           | bilization/Demobilization of personnel and equipment on   | 100/20   | <u> </u>    | \$50,000,182     | 100 0%  |                        | <del> </del> | ##U,000.00        | <del></del>  |
| 8d site   | is (Building 1) - Access  | 100%     | LS          | \$70,000 00      | 100.0%  |                        | LS           | \$70,000.00       |  |
|           | st of a building permit if required by the local authority.   | .,,,,,   | <del></del> | 870,000 00       |         |                        | T            | 3.11,500,00       | <del>                                       </del> |
|           | sluding the soft costs associated with obtaining the permit   | 100%     | Allow       | \$10 000 00      | 100.0%  |                        | Anow         | \$10,000.00       |  |
|           | tall furring at balcony upturn to infill existing gaps between  |          |             | 2,0,000          |         |                        | 1-7"         |                   | `  |
|           | sony to fascillete membrane upturn  | 255      | m           | \$6,375.00       | 420     | \$25.00                | m            | \$10 500 00       | \$   |
|           |   |          |             |                  |         |                        | T            | 1 00              |  |
|           | ı   |          |             |                  |         |                        |              |                   |  |

HDUKAYAKUUH ORIGINAL CONTRACT PRICE ( Less GST )...... TOTAL INVOICED TO DATE..... TOTAL HOLDBACK TO DATE..... \$1,181,205.00 \$1,180,382.00 \$118,038.20 \$35,391.00 \$3,539.10 \$31,851.90 \$1,592.60 Current Billing 10% Holdback G.S.T. INVOICED TO DATE.... \$53,117.19 5% G.S.T.

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| release of holdback.               | January 31, 2022 is the last cation for payment for which the Contractor has wed payment.   |
|------------------------------------|---|
| CARREIT Limited Portnership        | e of Contractor RESTORERS Group Inc.  |
| Charles Doke  Name Director  Title | we personal knowledge of the fact that all accounts for and equipment which have been incurred directly by the ct, and for which the Owner might in any way be held and including the latest progress payment received, as a identified to the party or parties from whom payment |

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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## Assessment Department Location Mailing Address 6951 West

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

#### 6951 Westminster Highway Richmond BC V7C 1C6

www.worksafebc.com

way T

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 April 18, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **July 01, 2022.** 

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre Assessment Department

Clearance Reference # : C133073617 CLRAAA

June 22, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24th Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 2

Our Reference No: 214412

As requested, we have reviewed the second invoice No. 10379 dated May 31, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$241,956.25 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of \$85,976.34 arrived at as follows:

 Total Work:
 \$ 90,980.25

 Less 10% Holdback
 \$ 9,098.03

 Sub-Total
 \$ 81,882.23

 Plus G.S.T.
 \$ 4,094.11

 Amount Due:
 \$ 85,976.34

If you have any questions, please call.

Yours truly,

**McIntosh Perry Limited** 

John Fitzgerald, B.Tech. Vice President, Building Restoration



INVOICE:

010379

INVOICE TO:

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

John Fitzgerald

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

INVOICE DATE:

May 31, 2021

TERMS:

As per contract

PROJECT LOCATION 12184, 12186, 12188,

12190,24th St. Maple Ridge

## PROGRESS INVOICE NO. 2

| Value of work completed to date as per attached spreadsheet | \$241,956.25 |
|---|--------------|
| Less Progress Invoice No. 1                                 | \$150,976.00 |
| Current invoice amount                                      | \$90,980.25  |
| Less 10% Holdback   | \$9,098.03   |
| Current invoice amount                                      | \$81,882.23  |
| Add 5% G.S.T.   | \$4,094.11   |
| Total amount due this invoice                               | \$85,976.34  |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642

#### INVOICE STATEMENT

CAPREIT Limited Partnership

c/o McIntosh Perry #200 - 6240 Highway 7 Woodbridge, Ontario

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: Type of Work: 8501950 R2447 In progress 31-May-21 AS PER CONTRACT 12184, 12186, 12188, 12190 224th St, Maple Ridge Exterior Wall and Balcony Repairs

|      | John Fitzgerald rogress Invoice No. 2   |        |         | Project Location:<br>Type of Work: |          |          |       | 8, 12190 224th<br>Balcony Repairs | 3          |
|------|---|--------|---------|------------------------------------|----------|----------|-------|-----------------------------------|------------|
|      |   | Estima | 37.7    | Original                           | Quantity | Unit     |       | Previous                          | Current    |
| tem  | Description  Base Bid and Optional Items  | Quant  | ity     | Amount                             | to Date  | Price    |       | Billings                          | Billing    |
| alco | ny Areas  |        |         |                                    |          |          |       |                                   |            |
|      | Carefully remove the existing balcony enclosure railing<br>assembly across the entire width and side of each balcony  |        |         |                                    |          |          |       |                                   |            |
| 1a   | area down to the balcony deck and wood joist framing Carefully remove the existing balcony enclosure railing  | 740    | m       | \$28,860.00                        | 92       | \$39 00  | m     | \$2,925.00                        | \$663.0    |
| 1b   | assembly across the entire width and side of each balcony<br>area down to the concrete deck   | 300    | m       | \$11,100.00                        | 43       | \$37.00  | m     | \$1,295.00                        | \$296.0    |
|      | Remove the existing balcony soffit assembly where required and instructred by the consultant, store for reinstallation,   |        |         |                                    |          |          |       |                                   |            |
| 2    | reinstall following completion of balcony deck repairs  Concrete major delamination repair on the topside of the  | 450    | m2      | \$51,750.00                        | 120      | \$115.00 | m2    | \$7,705.00                        | \$6,095.0  |
| 3    | balcony slabs, associated with rust reinforcing steel, 20mm<br>minimum depth  | 7      | m2      | \$4,900.00                         | Ó.       | \$700.00 | m2    | \$0.00                            | \$0.0      |
| 4    | Repair deteriorated concrete forming exposed floor slab-<br>edges, including replacement of the concrete over the height<br>of the slab to a maximum depth equal to 300mm, including<br>the installation of shoring and formwork across the entire  |        |         |                                    |          | 6500.00  |       | \$0.00                            | \$0.0      |
| 5    | length of the balcony Through slab repair of the balcony slabs  | 0      | m<br>m2 | \$0.00<br>\$0.00                   |          | \$500.00 | m2    | \$0.00                            | \$0.0      |
|      | Remove the existing waterproofing membrane material on the<br>top surface of the belicony decks where instructed by the<br>consultant down to the underlying wood sheathing and<br>framing. This work shall include the removal of all perimeter<br>sealants and metal flashings that adjoin the exterior wall<br>assemblies.  Supply and install new waterproofing membrane over the |        |         |                                    |          |          |       |                                   |            |
| 6    | balcony decks including all preparation of existing and newly<br>installed sheathing, upturns, and all sealants including cants   | 755    | m2      | \$132,125.00                       | 126      | \$175.00 | m2    | 511,725.00                        | \$10,325.0 |
|      | Remove the existing sheathing board on the top surface of<br>the balcony decks where instructed by the consultant down<br>to the underlying wood framing. Replace sheathing board   |        |         |                                    |          |          |       |                                   |            |
| 7    | forming part of balcony decks where directed by the consultant.   | 350    | m2      | \$54,250.00                        | 90       | \$155.00 | m2    | \$7,130.00                        | \$6,620    |
|      | Remove and replace the front header on the existing balcony   |        | 700     | -                                  |          |          |       |                                   |            |
|      | railing assembly, a dual 2x10 header is required, this work<br>shall include the supply and install of a new metal drip<br>flashing over the edge of the balcony and shall include a  | W      |         |                                    |          |          |       |                                   |            |
| 8    | finihsed section of hardi board to provide a neat finish  | 740    | m       | \$102,860.00                       | 192      | \$138.00 | m     | \$13,205.00                       | \$13,483   |
|      | Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and   |        |         |                                    |          |          |       |                                   |            |
| 9    | through boits  Remove and replace or apply sealant where missing at joints  | 300    | [TT]    | \$36,300.00                        | 114      | \$121.00 | 777   | \$2,541.00                        | \$11,253   |
| 10   | within the exterior wall assembly or within the balcony wall assembly where instructed by the consultant  | 750    | m       | \$19,500,00                        | 101      | \$26.00  | m     | \$0.00                            | \$2,626    |
|      | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they  | П      |         |                                    |          |          |       |                                   |            |
| 11a  | existing balcony railing has been removed   | 740    | m       | \$184,260.00                       | 25       | \$249.00 | m     | \$0.00                            | \$6,225    |
|      | Install a new aluminum post and picket panel railing assembly across the baicony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they   |        |         |                                    |          |          |       |                                   |            |
| 11b  | existing balcony ralling has been removed  Carefully remove and replace balcony divider wall panels   | 300    | m       | \$78,000.00                        | 0        | \$260.00 | m     | \$0,00                            | .\$0.      |
| 12   | throughout all four buildings without damaging surrounding wall assemblies  | 50     | each    | \$57,000.00                        | 10       | \$950 00 | each  | \$0.00                            | \$9,500    |
| xter | Remove and replace deteriorated sealant and apply where   |        |         |                                    | 1        | _        | 1     |                                   | _          |
| 13   | missing as instructed by the consultant  Remove spalled and cracked brickwork where instructed by   | 0      | m       | \$0.00                             | 0        | \$23.00  | m     | \$0.00                            | \$0        |
| 14   | the consultant  | 0      |         | \$0.00                             |          | \$40.00  | each  | \$0.00                            | 50         |
| 15   | Rout out and repoint deteriorated mortar joints  Where exposed clean, prime and paint exposed areas of  | 0      | m       | 50 00                              | 0        | \$45.00  | m     | \$0.00                            | 50         |
| 16   | shelf angles and lintels including supply and installation of<br>new throughwall flashing and membrane  | 15     | m       | \$5,850.00                         | 0        | \$390.00 | m     | \$0.00                            | \$0.       |
|      | Cost associated with safely removing the asbestos<br>contaminated materials from exterior walls and the balcony<br>areas and the enclosure walls themselves and the lead<br>contaminated siding at locations within the specification in  |        |         |                                    |          |          |       |                                   |            |
| 17   | order to carry out the repair work  | 100%   | LS      | \$15,000.00                        | 50.0%    |          | LS    | \$4,950.00                        | \$2,560    |
| 18   | Mobilization/Demobilization of personnel and equipment on<br>sites (general of all four sites)  Mobilization/Demobilization of personnel and equipment on   | 100%   | LS      | \$54,005.00                        | 85.0%    |          | LS    | \$40,500.00                       | \$5,404    |
| 18a  | sites (12184 224 Street) - Access   | 100%   | L5      | \$70,000.00                        | 0.0%     |          | LS    | \$0.00                            | \$0.       |
| 18b  |   | 100%   | L5      | \$70,000.00                        | 0.0%     |          | LS    | 50.00                             | \$0.       |
| 18c  |   | 100%   | Ls      | \$90,000.00                        | 0.0%     |          | LS    | \$0.00                            | \$0        |
| 18d  |   | 100%   | LS      | \$70,000.00                        | 80.0%    |          | LS    | \$49,000.00                       | \$7,000    |
| 19   | Cost of a building permit if required by the local authority,<br>excluding the soft costs associated with obtaining the permit  | 100%   | Allow   | \$10,000.00                        |          |          | Àilaw | \$10,000.00                       | \$0        |
| 20   | Install furring at balcony upturn to infill existing gaps between<br>masonry to fascilitate membrane upturn   | 255    | m       | \$6,375.00                         | 0 0      | \$25.00  | m     | \$0.00                            | \$0        |
| 21   | New wood balcony fascia including prime and 2 coats of paint  | 306    | m       | \$29,070.00                        | 92       | 395.00   | m     | \$0.00                            | \$8.740    |

| ORIGINAL CONTRACT PRICE ( Less GST ) | \$1,181,205.00 |
|--------------------------------------|----------------|
| TOTAL INVOICED TO DATE               | \$241,956.25   |
| TOTAL HOLDBACK TO DATE               | \$24,195.63    |
| G.S.T. INVOICED TO DATE              | \$10,888.03    |

Current Billing 10% Holdback

5% G.S.T.

\$150,976.00

\$90,980.25 \$9,098.03 \$81,882.22 \$4,094.11

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

| To be made by the Contractor as a condition for either   | Application for payment number1   |
|--|---|
| second and subsequent progress payments; or release of holdback.   | dated April 30, 2021 is the last  |
|  | application for payment for which the Contractor has  |
| nformation Appearing in the Contract Documents   | received payment.   |
| Name of Project Exterior wall and balcony repairs at 1218 Maple Ridge  | 34, 12186, 12188, 12190 24th St.  |
| Date of Contract: March 17, 2021   |   |
| Name of Owner  | Name of Contractor  |
| CAPREIT Limited Partnership c/o McIntosh Perry   | The RESTORERS Group Inc.  |
| Declaration  |   |
| responsible, have been paid in full as required by the Cidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute whas been withheld. | by the Contract, and for which the Owner might in any way be held Contract up to and including the latest progress payment received, as which has been identified to the party or parties from whom payment |
| I make this solemn declaration conscientiously believing made under oath.  | g it to be true, and knowing that it is of the same force and effect as i   |
| Declared before me in Richmond Hill, ON  City/Town and Province  | this 31st day of May in the year 2021   |
| Charles Doke   | Christine Renee Doke,   |
| Name<br>Director   | a Commissioner, etc.,   |
| Title  | Regional Municipality of York,<br>for The Restorers Group Inc.<br>Expires July 14, 2022.  |
| Signature  | (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)   |
|  | This agreement is protected by  |
| The making of a false or fraudulent declaration is a c   | copyright and is intended by the  |
| Title  | Regional Municipality. for The Restorers Gro Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)  This agreement is protected by copyright and is intended by the |

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including fines or imprisonment.

Criminal Code of Canada, and could carry, upon conviction, penalties

modifications are set forth in supplementary conditions.

parties to be an unaltered version of CCDC 9 - 2018 except to the extent

that any alterations, additions or

2018



## Assessment Department Location Mailing Address 6951 Wes

PO Box 5350 Station Terminal Vancouver BC V6B 5L5 6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com Clearance Section

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 June 18, 2021

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **April 01, 2021**.

The next payment that will affect this firm's clearance status is due on July 20, 2021.

This information is only provided for the purposes of Section 258 of the *Workers Compensation Act*, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre Assessment Department

Clearance Reference #: C132438609

CLRA1A

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March 8,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

Managing Director, Municipal Affairs & Housing and Operations

Re: PO No. 8501950

12184,12186,12188,12190 224th Street, Maple Ridge, BC

Progress Draw No. 8

Our Reference No: CCC-214412-00

As requested, we have reviewed the attached Invoice No. 010837, dated November 30,2021, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$127,291.50**, listed in Invoice No. 010837 accurately represents the work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment \$127,291.50, including GST, arrived at as follows:

| Draw #8 - Invoice 010837: | \$134,700.00 |
|---------------------------|--------------|
| Less:10% Holdback         | \$13,470.00  |
| Sub-Total                 | \$121,230.00 |
| Plus: 5% G.S.T            | \$6,061.50   |
| Total Payment Due:        | \$127,291.50 |

If you have any questions, please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

Quinton Daem

Project Coordinator

Gavin Johnson, B.Arch. Sc., BSS, CET

Senior Project Manager

cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>
Troy Westlake, The Restorers Group, <u>troy@restorersgroup.ca</u>



**INVOICE:** 

010837

**INVOICE TO:** 

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

Gheorghe Piscociu

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

November 30, 2021

**TERMS:** 

As per contract

PROJECT LOCATION 12184, 12186, 12188,

12190,224th St. Maple Ridge

## **PROGRESS INVOICE NO. 8**

| Total amount due this invoice                               | \$127,291.50 |
|---|--------------|
| <u>Add</u> 5% G.S.T.  | \$6,061.50   |
| Current invoice amount                                      | \$121,230.00 |
| Less 10% Holdback   | \$13,470.00  |
| Current invoice amount                                      | \$134,700.00 |
| <u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6 & 7       | \$684,413.00 |
| Value of work completed to date as per attached spreadsheet | \$819,113.00 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: 8501950 R2447 10 progress 30-Nov-21 AS PER CONTRACT 12184, 12186, 12188, 12190 224th St, Maple Ridge

Project Location:

| 1.1                              | ogress Invoice No. 8  |                                      |                      | Type of Work:   | T                                 |               | II and E             | Balcony Repair   |                                      |
|----------------------------------|---|--------------------------------------|----------------------|---|-----------------------------------|---------------|----------------------|--|--------------------------------------|
| Item                             | Description   | Estima                               |                      | Original<br>Amount  | Quantity<br>to Date               | Unit<br>Price |                      | Previous<br>Billings   | Current<br>Billing                   |
|                                  | Base Bid and Optional Items   |                                      |                      |   |                                   |               |                      |  |                                      |
| alcor                            | ny Areas  |                                      |                      |   |                                   |               |                      |  |                                      |
|                                  | Carefully remove the existing balcony enclosure railing   |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
| ta                               | assembly across the entire width and side of each balcony<br>area down to the balcony deck and wood joist framing   | 740                                  | m                    | 528.860.00  | 452                               | \$39.00       | m                    | \$13,650.00  | 53,978.0                             |
| la                               | Carefully remove the existing balcony enclosure railing   | 740                                  | - 411                | \$26,800.00   | 9021                              | 330.00        | 1111                 | 213,000.00   | 33,07th                              |
|                                  | assembly across the entire width and side of each balcony   |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
| 1b                               | area down to the concrete deck  | 300                                  | m                    | \$11,100.00   | 232                               | \$37 00       | m                    | \$6,734.00   | \$1,850                              |
|                                  | Remove the existing balcony soffit assembly where required  | 7                                    |                      |   |                                   |               | 1 1                  |  |                                      |
| 2                                | and instructred by the consultant, store for reinstallation,<br>reinstall following completion of balcony deck repairs  | 450                                  | m2                   | \$51,750.00   | 512                               | \$115 00      | m2                   | \$51_980.00  | \$6,900                              |
| 4                                | Concrete major delamination repair on the topside of the  | 4.00                                 | IIIZ                 | 931,130 110   | 312                               | 3112110       | 1                    | WB1_000.00   | 24.7(22                              |
|                                  | balcony slabs, associated with rust reinforcing steel, 20mm   |                                      |                      | 111 2.22  |                                   |               | 1 1                  |  |                                      |
| 3                                | minimum depth   | - 7                                  | m2                   | \$4 900 00  | 16                                | \$700.00      | m2                   | \$10,500.00  | \$700                                |
|                                  | Repair deteriorated concrete forming exposed floor slab   |                                      |                      |   |                                   |               | 1                    | _  |                                      |
|                                  | edges, including replacement of the concrete over the height<br>of the slab to a maximum depth equal to 300mm, including  |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
|                                  | the installation of shoring and formwork across the entire  |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
| 4                                | length of the balcony   | 0                                    | m                    | 50 00   | 0                                 | \$500 00      | m                    | \$0.00   | 30                                   |
| 5                                | Through slab repair of the balcony slabs  | 0                                    | m2                   | \$0.00  | 0                                 | \$1,300.00    | m2                   | \$0.00   | \$0                                  |
|                                  | Remove the existing waterproofing membrane material on the  |                                      |                      |   |                                   |               |                      |  |                                      |
|                                  | top surface of the balcony decks where instructed by the<br>consultant down to the underlying wood sheathing and<br>framing. This work shall include the removal of all perimeter<br>sealants and metal flashings that adjoin the exterior wall<br>assemblies   |                                      |                      |   |                                   |               |                      |  |                                      |
|                                  | Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly  |                                      |                      |   |                                   |               |                      |  |                                      |
| 6                                | installed sheathing, upturns, and all sealants including cants  | 755                                  | m2                   | \$132 125 00  | 497                               | \$175 00      | m2                   | \$71,750 00  | \$15,225                             |
|                                  | Remove the existing sheathing board on the top surface of   |                                      |                      |   |                                   |               |                      |  |                                      |
|                                  | the balcony decks where instructed by the consultant down to  |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
|                                  | the underlying wood framing. Replace sheathing board forming part of balcony decks where directed by the  |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
| 7                                | consultant  | 350                                  | m2                   | \$54 250 00   | 302                               | \$155.00      | m2                   | \$41,540.00  | \$5.270                              |
|                                  | Remove and replace the front header on the existing balcony   |                                      |                      |   |                                   |               |                      |  |                                      |
|                                  | railing assembly, a dual 2x10 header is required, this work   |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
|                                  | shall include the supply and install of a new metal drip  |                                      |                      | 0400 000 00   |                                   | 0400.00       | 11                   | 650 005 00   | 67.000                               |
| 8                                | flashing over the edge of the balcony   | 740                                  | m                    | \$102 860 00  | 462                               | \$139.00      | m                    | \$56 295 00  | \$7.923                              |
|                                  | Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10)  |                                      |                      |   |                                   |               |                      |  |                                      |
|                                  | section joist is to be restored and includes all fasteners and  |                                      |                      |   |                                   |               | 1 1                  |  |                                      |
| 9                                | through bolts   | 300                                  | m                    | \$36 300 00   | 430                               | \$121.00      | m                    | \$52 030 00  | .50                                  |
|                                  | Remove and replace or apply sealant where missing at joints   |                                      |                      | 11  |                                   |               |                      |  |                                      |
| 10                               | within the exterior wall assembly or within the balcony wall  | 750                                  |                      | 840 500 00  | 24.4                              | ene on        |                      | \$5.700.00   | 60 444                               |
| 10                               | assembly where instructed by the consultant   | 750                                  | m                    | \$19,500.00   | 314                               | \$26.00       | m                    | \$5,720.00   | \$2 444                              |
|                                  | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they  |                                      |                      |   |                                   |               |                      |  |                                      |
| 1a                               | existing balcony railing has been removed   | 740                                  | m                    | \$184.260.00  | 261                               | \$249 00      | - m                  | \$41,334,00  | \$23 655                             |
|                                  | Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following  |                                      |                      |   |                                   |               |                      |  |                                      |
| 1b                               | completion of the deck repairs detailed above where they existing balcony railing has been removed  | 300                                  | m                    | \$78,000.00   | 138                               | \$260.00      | m                    | \$23,400,00  | \$12 480                             |
| 10                               | Carefully remove and replace balcony divider wall panels  | 300                                  | - 10                 | 370.000.00  | 130                               | 3200.00       | 1 "                  | 323.400.00   | 912,100                              |
|                                  | throughout all four buildings without damaging surrounding  |                                      |                      |   |                                   |               |                      |  |                                      |
| 2                                | wall assemblies   | 60                                   | each                 | \$57,000.00   | .53                               | \$950 00      | each                 | \$36 100 00  | \$14,250                             |
| terio                            | or Walls  |                                      |                      | _   |                                   |               |                      |  |                                      |
| 3                                | Remove and replace deteriorated sealant and apply where<br>missing as instructed by the consultant  |                                      | m                    | \$0.00  | 0                                 | \$23.00       | m                    | \$0.00   | \$0                                  |
| 3                                | Remove spalled and cracked brickwork where instructed by  | .0                                   | 100                  | 20.00   | -                                 | 323 00        | 1 "                  | 30 00  |                                      |
| 4                                | the consultant  |                                      | each                 | \$0.00  | 0                                 | \$40.00       | each                 | \$0.00   | \$0                                  |
| 5                                | Rout out and repoint deteriorated mortar joints   | C                                    |                      | \$0.00  | . 0                               | \$45.00       | m                    | \$0.00   | .\$0                                 |
|                                  | Where exposed clean, prime and paint exposed areas of shelf   |                                      |                      |   |                                   |               |                      |  |                                      |
| 6                                | angles and lintels including supply and installation of new   | 4.0                                  |                      | #E #E0 00   | 0                                 | \$390.00      | m                    | \$0.00   | \$0                                  |
|                                  | Throughwall flashing and membrane   | 15                                   | m                    | \$5,850 00  |                                   | 3390.00       |                      | 30.00  | an.                                  |
| _                                | Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead  |                                      |                      |   |                                   |               | 1                    |  |                                      |
|                                  | contaminated materials from exterior walls and the balcony<br>areas and the enclosure walls themselves and the lead<br>contaminated siding at locations within the specification in   |                                      |                      | 100   |                                   |               | 1                    |  |                                      |
|                                  | contaminated materials from exterior walls and the balcony<br>areas and the enclosure walls themselves and the lead<br>contaminated siding at locations within the specification in<br>order to carry out the repair work   | 100%                                 | LS                   | \$15,000.00   | 90.0%                             |               | LS                   | \$13.500.00  | \$0                                  |
| 7                                | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work  Mobilization/Demobilization of personnel and equipment on   |                                      | 70                   |   |                                   |               | 10.7                 |  |                                      |
| 7                                | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the load contaminated siding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)  | 100%                                 | LS<br>LS             | \$15,000.00<br>\$54,005.00  | 90.0%                             |               | LS<br>LS             | \$13.500.00<br>\$54,005.00                                   | \$0                                  |
| 7 8                              | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work  Mobilization/Demobilization of personnel and equipment on   |                                      | 70                   |   |                                   |               | 10.7                 |  |                                      |
| 7<br>8<br>8a                     | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites).  Mobilization/Demobilization of personnel and equipment on sites (Bullding 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Bullding 4) - Access  | 100%                                 | Ls                   | \$54,005,00<br>\$70,000,00  | 100 0%                            |               | LS                   | \$54,005.00<br>\$0.00  | \$0                                  |
| 7<br>8<br>8a                     | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites) Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access  | 100%                                 | Ls                   | \$54,005.00   | 100 0%                            |               | LS                   | \$54,005.00  | \$1                                  |
| 7<br>8<br>3a<br>3b               | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)  Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access   | 100%<br>100%                         | LS<br>LS             | \$54,005,00<br>\$70,000,00<br>\$70,000,00                               | 100 0%<br>0.0%<br>50 0%           |               | LS<br>LS             | \$54,005.00<br>\$0.00<br>\$0.00                              | \$1<br>\$1<br>\$35,000               |
| 7<br>8<br>la                     | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work.  Mobilization/Demobilization of personnel and equipment on sites (general of all four sites).  Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access.  Mobilization/Demobilization of personnel and equipment on sites (Building 3)- Access.  Mobilization/Demobilization of personnel and equipment on sites (Building 2)- Access.   | 100%                                 | Ls                   | \$54,005,00<br>\$70,000,00  | 100 0%                            |               | LS                   | \$54,005.00<br>\$0.00  | \$1<br>\$1<br>\$35,000               |
| 7<br>8<br>3a<br>3b               | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated sliding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites) Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access   | 100%<br>100%                         | LS<br>LS             | \$54,005,00<br>\$70,000,00<br>\$70,000,00                               | 100 0%<br>0.0%<br>50 0%           |               | LS<br>LS             | \$54,005.00<br>\$0.00<br>\$0.00                              | \$0<br>\$35.000<br>\$35.000          |
| 7<br>8<br>3a<br>3b               | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated siding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites) Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access  | 100%<br>100%<br>100%<br>100%         | LS<br>LS<br>LS<br>LS | \$54,005,00<br>\$70,000,00<br>\$70,000,00<br>\$90,000,00<br>\$70,000,00 | 100 0%<br>0.0%<br>50 0%<br>100 0% |               | LS<br>LS<br>LS<br>LS | \$54,005.00<br>\$0.00<br>\$0.00<br>\$90.000.00               | \$1<br>\$35,000<br>\$3               |
| 7<br>8<br>3a<br>3b               | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated sliding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites) Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access Cost of a building 1) - Access Cost of a building 1) - Access Cost of a building 1) - Access  | 100%<br>100%<br>100%                 | LS<br>LS<br>LS<br>LS | \$54,005,00<br>\$70,000,00<br>\$70,000,00<br>\$70,000,00                | 100 0%<br>0.0%<br>50.0%           |               | LS<br>LS<br>LS       | \$54,005 00<br>\$0.00<br>\$0.00                              | \$6<br>\$35,000<br>\$6               |
| 7<br>8<br>8a<br>8b<br>8c<br>8d   | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the load contaminated siding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites).  Mobilization/Demobilization of personnel and equipment on sites (Bulliding 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Bulliding 3) - Access Mobilization/Demobilization of personnel and equipment on sites (Bulliding 2) - Access Mobilization/Demobilization of personnel and equipment on sites (Bulliding 1) - Access Mobilization/Demobilization of personnel and equipment on sites (Bulliding 1) - Access Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit Install furning at beloony upturn to infile oxisting gaps between | 100%<br>100%<br>100%<br>100%<br>100% | LS LS LS LS Allow    | \$54,005,00<br>\$70,000,00<br>\$70,000,00<br>\$90,000,00<br>\$70,000,00 | 100 0% 0.0% 50.0% 100.0% 100.0%   | gae pa        | LS<br>LS<br>LS<br>LS | \$54,005 00<br>\$0.00<br>\$0.00<br>\$90.00 00<br>\$70.000 00 | \$0<br>\$35,000<br>\$0<br>\$0<br>\$0 |
| 7<br>8<br>88a<br>88b<br>86d<br>9 | contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated sliding at locations within the specification in order to carry out the repair work Mobilization/Demobilization of personnel and equipment on sites (general of all four sites) Mobilization/Demobilization of personnel and equipment on sites (Building 4) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 3) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access Mobilization/Demobilization of personnel and equipment on sites (Building 2) - Access Cost of a building 1) - Access Cost of a building 1) - Access Cost of a building 1) - Access  | 100%<br>100%<br>100%<br>100%         | LS<br>LS<br>LS<br>LS | \$54,005,00<br>\$70,000,00<br>\$70,000,00<br>\$90,000,00<br>\$70,000,00 | 100 0%<br>0.0%<br>50 0%<br>100 0% | \$25.00       | LS<br>LS<br>LS<br>LS | \$54,005.00<br>\$0.00<br>\$0.00<br>\$90.000.00               | \$0                                  |

ORIGINAL CONTRACT PRICE ( Less GST ).....TOTAL INVOICED TO DATE.....TOTAL HOLDBACK TO DATE......G.S.T. INVOICED TO DATE.....

\$1,181,205,00 \$819,113.00 \$81,911.30 \$36,860.09

\$684,413.00

Current Billing 10% Holdback 5% G.S.T.

\$134,700.00 \$13,470.00 \$121,230.00 \$6,061.50

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment number5  |
|---|--|
| second and subsequent progress payments; or release of holdback.  | dated August 31, 2021 is the last  |
| Information Appearing in the Contract<br>Documents  | application for payment for which the Contractor has received payment.   |
| Name of Project Exterior wall and balcony repairs at 12184, 1 Maple Ridge  Date of Contract: March 17, 2021   | 2186, 12188, 12190 224th St.   |
|   | Name of Contractor   |
| Name of Owner CAPREIT Limited Partnership c/o McIntosh Perry  | The RESTORERS Group Inc.   |
| Declaration   |  |
| responsible, have been paid in full as required by the Contraidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or | ne Contract, and for which the Owner might in any way be held act up to and including the latest progress payment received, as a has been identified to the party or parties from whom payment |
| I make this solemn declaration conscientiously believing it to<br>made under oath.  | be true, and knowing that it is of the same force and effect as if   |
| Declared before me in <u>Richmond Hill, ON</u> this<br>City/Town and Province   | 30 day of November in the year 2021  |
| Charles Doke  Name Director  Title  Signature   | Christine Renee Doke,<br>a Commissioner, etc.,<br>Regional Municipality of York,<br>for The Restorers Group Inc.<br>Expires July 14, 2022.   |
| The making of a false or fraudulent declaration is a contra<br>Criminal Code of Canada, and could carry, upon conviction<br>including fines or imprisonment.            |  |

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

CCDC co

ovriaht 2018

Canadian Construction Documents Committee



#### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 December 08, 2021

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2022.

This firm has had continuous coverage with us since October 15, 2019.

**Employer Service Centre** Assessment Department

Clearance Reference #: C132782180

**CLRAAA** 

November 15, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24th Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 7

Our Reference No: 214412

As requested, we have reviewed the seventh invoice No. 10794 dated October 29, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$584,413.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of \$65,958.17 arrived at as follows:

| Amount Due:       | \$<br>65,958.17 |
|-------------------|-----------------|
| Plus G.S.T.       | \$<br>3,140.87  |
| Sub-Total         | \$<br>62,817.30 |
| Less 10% Holdback | \$<br>6,979.70  |
| Total Work:       | \$<br>69,797.00 |

If you have any questions, please call.

Yours truly,

**McIntosh Perry** 

Gheorghe Piscociu, Project Manager

Rick Derbecker, B.Tech, CEI, GRP, LEED@AP

**Vice President, Building Sciences** 



**INVOICE TO:** 

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

Gheorghe Piscociu

**INVOICE:** 

010794

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

October 29, 2021

TERMS:

As per contract

PROJECT LOCATION:12184,12186,12188,

12190,24th St. Maple Ridge

## **PROGRESS INVOICE NO. 7**

| Value of work completed to date as per attached spreadsheet | \$684,413.00 |
|---|--------------|
| Less Progress Invoice No. 1, 2, 3, 4, 5 & 6                 | \$614,616.00 |
| Current invoice amount                                      | \$69,797.00  |
| Less 10% Holdback   | \$6,979.70   |
| Current invoice amount                                      | \$62,817.30  |
| Add 5% G.S.T.   | \$3,140.87   |
| Total amount due this invoice                               | \$65,958.17  |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642

#### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: Type of Work: 8501950
R2447
In progress
29-Oct-21
AS PER CONTRACT
12184, 12186, 12188, 12190 224th St, Maple Ridge
Exterior Wall and Balcony Repairs

| Pr    | rogress Invoice No. 7   |        |        | Type of Work:      | 1                   |               | III and E | Balcony Repair       |                    |
|-------|---|--------|--------|--------------------|---------------------|---------------|-----------|----------------------|--------------------|
| Item  | Description   | Estima |        | Original<br>Amount | Quantity<br>to Date | Unit<br>Price |           | Previous<br>Billings | Current<br>Billing |
| item  | Base Bid and Optional Items   | Quan   | uty    | Alliount           | to Date             | FILLE         | 1         | Dillings             | Dilling            |
| alcor | ny Areas  |        |        |                    | _                   |               |           |                      |                    |
| aicoi | Carefully remove the existing balcony enclosure railing   |        |        | 1                  |                     |               | 1         |                      |                    |
|       | assembly across the entire width and side of each balcony   |        |        |                    |                     |               | 1 1       |                      |                    |
| 1a    | area down to the balcony deck and wood joist framing  | 740    | m      | \$28.860.00        | 350                 | \$39.00       | m         | \$10,842.00          | \$2,808            |
|       | Carefully remove the existing balcony enclosure railing   |        |        |                    |                     |               |           |                      |                    |
|       | assembly across the entire width and side of each balcony   |        | 100    |                    |                     |               | I = I     | 25 000 00            | 0044               |
| 1b    | area down to the concrete deck  | 300    | m      | \$11,100.00        | 182                 | \$37.00       | m         | \$5,920.00           | \$814              |
|       | Remove the existing balcony soffit assembly where required  |        |        |                    |                     |               | 1 1       |                      |                    |
| 2     | and instructred by the consultant, store for reinstallation,<br>reinstall following completion of balcony deck repairs  | 450    | m2     | \$51,750.00        | 452                 | \$115.00      | m2        | \$39 100 00          | \$12 880           |
| _     | Concrete major delamination repair on the topside of the  | 700    | - 11/2 |                    | - 104               | 20.70.20      |           | -                    |                    |
|       | balcony slabs, associated with rust reinforcing steel, 20mm   |        |        |                    |                     |               |           |                      |                    |
| 3     | minimum depth   | 7      | m2     | \$4,900.00         | 15                  | \$700 00      | m2        | \$9.100.00           | \$1 400            |
|       | Repair deteriorated concrete forming exposed floor slab   |        |        |                    |                     |               | 1 1       |                      |                    |
|       | edges, including replacement of the concrete over the height  |        |        |                    |                     |               | 1 1       |                      |                    |
|       | of the slab to a maximum depth equal to 300mm, including<br>the installation of shoring and formwork across the entire  |        |        |                    |                     |               | 1 1       |                      |                    |
| 4     | length of the balcony   | 0      | m      | \$0.00             | 0                   | \$500.00      | m         | 50 00                | \$0                |
| 5     | Through slab repair of the balcony slabs  | 0      |        | \$0.00             | o                   | \$1,300.00    | m2        | \$0.00               | \$0                |
| -     | Remove the existing waterproofing membrane material on the  |        |        |                    |                     |               | 1.71      |                      |                    |
|       | top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter   |        |        |                    |                     |               |           |                      |                    |
|       | sealants and metal flashings that adjoin the exterior well assemblies.  Supply and install new waterproofing membrane over the  |        |        |                    |                     |               |           |                      |                    |
| 6     | balcony decks including all preparation of existing and newly<br>installed sheathing, upturns, and all sealants including cants   | 755    | m2     | \$132 125 00       | 410                 | \$175.00      | m2        | \$63 875.00          | \$7,875            |
|       | Remove the existing sheathing board on the top surface of   |        |        |                    |                     |               |           |                      |                    |
|       | the balcony decks where instructed by the consultant down to<br>the underlying wood framing Replace sheathing board   |        |        |                    |                     |               | 1 1       |                      |                    |
|       | forming part of balcony decks where directed by the   |        |        |                    |                     |               | 1 1       |                      |                    |
| 7     | consultant.   | 350    | m2     | \$54,250.00        | 26A                 | \$155.00      | m2        | \$30,225 00          | \$11.315           |
|       | Remove and replace the front header on the existing balcony   |        |        |                    |                     |               |           |                      |                    |
|       | railing assembly, a dual 2x10 header is required, this work   |        |        |                    |                     |               | 1 1       |                      |                    |
|       | shall include the supply and install of a new metal drip  |        |        |                    |                     |               |           |                      | 00.055             |
| 8     | flashing over the edge of the balcony   | 740    | m      | \$102.860.00       | 405                 | \$139.00      | m         | \$49,345.00          | \$6,950            |
|       | Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10)  |        |        |                    |                     |               | 1         |                      |                    |
|       | section joist is to be restored and includes all fasteners and  |        |        |                    |                     |               | 1 1       |                      |                    |
| 9     | through bolts   | 300    | m      | \$36,300.00        | 430                 | \$121 00      | m         | \$36,300,00          | \$15,730           |
|       | Remove and replace or apply sealant where missing at joints   |        |        |                    |                     |               |           |                      |                    |
|       | within the exterior wall assembly or within the balcony wall  |        |        |                    |                     |               |           |                      |                    |
| 10    | assembly where instructed by the consultant   | 750    | m      | \$19,500.00        | 220                 | \$26 00       | m         | \$5,720.00           | \$0                |
|       | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through boll connections, following completion of the deck repairs detailed above where they  |        |        |                    |                     |               |           |                      |                    |
| 11a   | existing balcony railing has been removed   | 740    | m      | \$184 260 00       | 166                 | \$249.00      | m         | \$41,334 00          | \$0                |
| 115   | Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through boll connections, following completion of the deck repairs detailed above where they wishing helpsy possible to be a compact | 200    |        | \$78,000,00        | 90                  | \$260.00      | m         | \$23,400.00          | \$0                |
| 11b   | existing balcony railing has been removed  Carefully remove and replace balcony divider wall panels   | 300    | m      | \$78,000.00        | 30                  | \$200.00      | An        | \$23,400 00          | ΦU                 |
|       | throughout all four buildings without damaging surrounding  |        |        |                    |                     |               |           |                      |                    |
| 12    | wall assemblies   | 60     | each   | \$57,000.00        | 38                  | \$950.00      | each      | \$32,300,00          | \$3,800            |
|       | or Walls  |        |        |                    |                     |               |           |                      |                    |
|       | Remove and replace deteriorated sealant and apply where   |        |        |                    | T (                 |               |           |                      |                    |
| 13    | missing as instructed by the consultant   | 0      | m      | \$0.00             | 0                   | \$23.00       | m         | \$0.00               | - \$0              |
| 11    | Remove spalled and cracked brickwork where instructed by  |        |        |                    | -                   | 640.00        |           | 00.00                |                    |
| 15    | Rout out and repoint deteriorated mortar joints   | 0      | each   | \$0.00             | 0                   | \$40 00       | each      | \$0.00               | \$0                |
| 15    | Where exposed clean, prime and paint exposed areas of shelf   | 0      | m      | 20100              | - 9                 | 345 00        | 1 00      | 30.00                | 20                 |
|       | angles and lintels including supply and installation of new   |        |        |                    |                     |               | 1 1       |                      |                    |
| 16    | throughwall flashing and membrane   | 15     | m      | \$5,650.00         | . 0                 | \$390.00      | m         | \$0.00               | \$0                |
|       | Cost associated with safety removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead sections within the prediction in  |        |        |                    |                     |               |           |                      |                    |
| 17    | contaminated siding at locations within the specification in<br>order to carry out the repair work  | 100%   | LS     | \$15,000.00        | 90 0%               |               | Ls        | \$13,500.00          | \$0                |
|       | Mobilization/Demobilization of personnel and equipment on   | 70     |        |                    |                     |               |           |                      |                    |
| 18    | sites (general of all four sites)   | 100%   | LS     | \$54,005.00        | 100.0%              |               | LS        | \$54,005,00          | \$0                |
|       | Mobilization/Demobilization of personnel and equipment on   |        |        |                    |                     |               |           |                      |                    |
| 18a   | sites (Building 4) - Access   | 100%   | LS     | \$70,000.00        | 0.0%                | -             | LS        | \$0.00               | \$8                |
| 18b   | Mobilization/Demobilization of personnel and equipment on<br>sites (Building 3) - Access  | 100%   | LS     | \$70,000.00        | 0.0%                |               | LS        | \$0.00               | \$0                |
| 100   | Mobilization/Demobilization of personnel and equipment on   | 100%   | 1.0    | \$70,000.00        | 0.0%                |               | LO        | 20.00                | 2/                 |
| 18c   | sites (Building 2) - Access   | 100%   | l.S    | \$90,000.00        | 100.0%              |               | LS        | \$90,000,00          | \$0                |
|       | Mobilization/Demobilization of personnel and equipment on   | /45/0  |        | 71111777           |                     |               |           |                      |                    |
| l8d   | sites (Building 1) - Access   | 100%   | LS     | \$70,000.00        | 100.0%              |               | LS        | \$70,000.00          | \$1                |
| -     | Cost of a building permit if required by the local authority,   |        |        |                    |                     |               |           |                      |                    |
| 19    | excluding the soft costs associated with obtaining the permit   | 100%   | Allow  | \$10,000.00        | 100.0%              |               | Allow     | \$10 000 00          | \$6                |
| 20    | Install furring at balcony upturn to infill existing gaps between   | 055    | _      | \$6,375.00         | 200                 | \$25.00       | m         | \$4,000,00           | \$1,000            |
| 20    | masonry to fascilitate membrane upturn  | 255    | m      | 20,375,00          | 200                 | 272 ND        | -m        | Per CIOTI CIO        | DI IIII            |
|       |   |        |        |                    |                     |               |           |                      |                    |

ORIGINAL CONTRACT PRICE ( Less GST )......
TOTAL INVOICED TO DATE.....
TOTAL HOLDBACK TO DATE......
G.S.T. INVOICED TO DATE.....

\$614,616.00

Current Billing 10% Holdback

\$69,797.00 \$6,979.70 \$62,817.30 \$3,140.87

\$1,181,205.00

\$684,413.00 \$68,441.30 \$30,798.59

# Statutory Declaration of Progress Payment Distribution by Contractor

intended by the parties to be an accurate and unamended version of CCDC 9A - 2018.

**Standard Construction Document** 

Canadian Construction Documents Committee

**CCDC 9A - 2018** 

| o be made by the Contractor as a condition for either   | Application for payment number5   |
|---|---|
| second and subsequent progress payments; or   | dated August 31, 2021 is the las  |
| release of holdback.  | application for payment for which the Contractor ha   |
| nformation Appearing in the Contract  | received payment.   |
| Documents   |   |
| Name of Project Exterior wall and balcony repairs at 12184 Maple Ridge  | , 12186, 12188, 12190 24th St.  |
| Date of Contract: March 17, 2021  |   |
| Name of Owner   | Name of Contractor  |
| CAPREIT Limited Partnership c/o McIntosh Perry  | The RESTORERS Group Inc.  |
|   |   |
| Declaration   |   |
| responsible, have been paid in full as required by the Coridentified above, except for:   | the Contract, and for which the Owner might in any way be helested up to and including the latest progress payment received, a  |
| <ul> <li>labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:</li> <li>1) holdback monies properly retained,</li> <li>2) payments deferred by agreement, or</li> <li>3) payment withheld by reason of legitimate dispute wheals been withheld.</li> <li>I make this solemn declaration conscientiously believing it made under oath.</li> </ul>  | the Contract, and for which the Owner might in any way be helestract up to and including the latest progress payment received, a sich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as  |
| labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute where has been withheld.  I make this solemn declaration conscientiously believing it made under oath.  Declared before me in  | the Contract, and for which the Owner might in any way be hele<br>ntract up to and including the latest progress payment received, a<br>ich has been identified to the party or parties from whom paymen  |
| <ul> <li>labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:</li> <li>1) holdback monies properly retained,</li> <li>2) payments deferred by agreement, or</li> <li>3) payment withheld by reason of legitimate dispute wheals been withheld.</li> <li>I make this solemn declaration conscientiously believing it made under oath.</li> </ul>  | the Contract, and for which the Owner might in any way be helestract up to and including the latest progress payment received, a sich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as  |
| labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute who has been withheld.  I make this solemn declaration conscientiously believing it made under oath.  Declared before me in Richmond Hill, ON the City/Town and Province   | the Contract, and for which the Owner might in any way be helestract up to and including the latest progress payment received, a sich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as a lis 29 day of October in the year 2021   |
| labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute who has been withheld.  I make this solemn declaration conscientiously believing it made under oath.  Declared before me in Richmond Hill, ON the City/Town and Province  Charles Doke  Name   | the Contract, and for which the Owner might in any way be helestract up to and including the latest progress payment received, a cich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as is 29 day of October in the year 2021  Christine Renee Doke, a Commissioner, etc   |
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| labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute who has been withheld.  I make this solemn declaration conscientiously believing it made under oath.  Declared before me in Richmond Hill, ON the City/Town and Province  Charles Doke  Name  Director  Title  Signature   | the Contract, and for which the Owner might in any way be helestract up to and including the latest progress payment received, a cich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as is 29 day of October in the year 2021  Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)   |
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| labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute who has been withheld.  I make this solemn declaration conscientiously believing it made under oath.  Declared before me in Richmond Hill, ON the City/Town and Province  Charles Doke  Name  Director  Title  Signature   | the Contract, and for which the Owner might in any way be helestract up to and including the latest progress payment received, a cich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as is 29 day of October in the year 2021  Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)  This agreement is protected by copyright and is intended by the parties to be an unaltered version of                                  |



#### Assessment Department Location **Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

November 15, 2021

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to January 01, 2022.

This firm has had continuous coverage with us since October 15, 2019.

**Employer Service Centre** Assessment Department

Clearance Reference #: C132744462

CLRAAA

July 9, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 3

Our Reference No: 214412

As requested, we have reviewed the third invoice No. 10404 dated June 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$391,503.25 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of \$141,321.92 arrived at as follows:

| Amount Due:       | \$<br>141,321.92 |
|-------------------|------------------|
| Plus G.S.T.       | \$<br>6,729.62   |
| Sub-Total         | \$<br>134,592.30 |
| Less 10% Holdback | \$<br>14,954.70  |
| Total Work:       | \$<br>149,547.00 |

If you have any questions, please call.

Yours truly,

**McIntosh Perry Limited** 

John Fitzgerald, B.Tech. Vice President, Building Restoration



INVOICE:

010404

**INVOICE TO:** 

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

John Fitzgerald

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

June 30, 2021

**TERMS:** 

As per contract

PROJECT LOCATION:12184,12186,12188,

12190,24th St. Maple Ridge

## **PROGRESS INVOICE NO. 3**

| Value of work completed to date as per attached spreadsheet | \$391,503.25 |
|---|--------------|
| Less Progress Invoice No. 1 & 2                             | \$241,956.25 |
| Current invoice amount                                      | \$149,547.00 |
| <u>Less</u> 10% Holdback                                    | \$14,954.70  |
| Current invoice amount                                      | \$134,592.30 |
| Add 5% G.S.T.   | \$6,729.62   |
| Total amount due this invoice                               | \$141,321.92 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario Attn: John Fitzgerald P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: Type of Work: 8501950 R2447

NZ447
In progress
30-Jun-21
AS PER CONTRACT
12184, 12186, 12188, 12190 224th St, Maple Ridge

|        | ogress Invoice No. 3   |                 |        |     | pe of Work:        |                     |               | II and B | alcony Repairs       |                    |
|--------|--|-----------------|--------|-----|--------------------|---------------------|---------------|----------|----------------------|--------------------|
| ltem   | Description  | Estima<br>Quant |        | T   | Original<br>Amount | Quantity<br>to Date | Unit<br>Price |          | Previous<br>Billings | Current<br>Billing |
|        | Base Bid and Optional Items  |                 | -      |     |                    | -                   |               | -        |                      |                    |
| alcor  | ny Areas   |                 |        |     |                    |                     |               |          |                      |                    |
|        | Carefully remove the existing balcony enclosure railing  |                 |        |     |                    |                     |               |          |                      |                    |
| 1a     | assembly across the entire width and side of each balcony<br>area down to the balcony deck and wood joist training           | 740             | m      |     | \$28,860.00        | 168                 | \$39.00       | m        | \$3,588.00           | \$2,984            |
| 10     | Carefully remove the existing balcony enclosure railing  | 749             | th     | +   | 328,660,00         | 100                 | 339.00        | - 11     | 53,000.00            | 92,994             |
|        | assembly across the entire width and side of each balcony  |                 |        | ш   |                    |                     |               | 1 1      |                      |                    |
| 1b     | area down to the concrete deck   | 300             | m      |     | \$11,100 00        | 65                  | \$37.00       | m        | \$1,591.00           | \$A14              |
|        | Remove the existing balcony soffit assembly where required   |                 |        |     |                    |                     |               |          |                      |                    |
| 0      | and instructred by the consultant, store for reinstallation,   | 450             | ١,     |     | 254 752 20         |                     | m+45 DO       |          | 042 000 00           | 640.040            |
| 2      | reinstall following completion of balcony deck repairs   | 450             | m2     | -   | \$51,750.00        | 214                 | \$115 00      | m2       | \$13,800.00          | \$10.810           |
|        | Concrete major delamination repair on the topside of the<br>balcony slabs, associated with rust reinforcing steel, 20mm      |                 |        | Ш   |                    |                     |               |          |                      |                    |
| 3      | minimum depth  | 7               | m2     |     | \$4,900.00         | 5                   | \$700 00      | m2       | \$0.00               | \$3,500            |
|        | Repair deteriorated concrete forming exposed floor slab  |                 |        | 71  |                    |                     |               |          |                      |                    |
|        | edges, including replacement of the concrete over the height   |                 |        | ш   |                    |                     |               | 1 1      |                      |                    |
|        | of the slab to a maximum depth equal to 300mm, including   |                 |        | ш   |                    |                     |               | 1 1      |                      |                    |
| 4      | the installation of shoring and formwork across the entire<br>length of the balcony  | 0               | m      | ш   | \$0.00             | 0                   | \$500.00      | m        | \$0.00               | SD                 |
| 5      | Through slab repair of the balcony slabs   | 0               | _      |     | \$0.00             | 0                   | \$1,300.00    | m2       | \$0.00               | 50                 |
|        | Remove the existing waterproofing membrane material on the   |                 |        |     |                    |                     |               |          |                      |                    |
|        | top surface of the balcony decks where instructed by the   |                 |        | ш   |                    |                     |               |          |                      |                    |
|        | consultant down to the underlying wood sheathing and   |                 |        |     |                    |                     |               | 1 1      |                      |                    |
|        | framing. This work shall include the removal of all perimeter  |                 |        | 41  |                    | 1 1                 |               |          |                      |                    |
|        | sealants and metal flashings that adjoin the exterior wall   |                 |        |     |                    |                     |               |          |                      |                    |
|        | assemblies   |                 |        |     |                    |                     |               | 1 1      |                      |                    |
|        | Supply and install new waterproofing membrane over the   |                 |        |     |                    |                     |               | 11.1     |                      |                    |
|        | balcony decks including all preparation of existing and newly  | 1               |        |     |                    |                     |               | 4 1      |                      |                    |
| 6      | installed sheathing, upturns, and all sealants including cants   | 755             | ma     | 2   | \$132 125 00       | 202                 | \$175.00      | m2       | \$22 050 00          | \$13 300           |
|        | Remove the existing sheathing board on the top surface of  |                 | -      |     |                    |                     |               |          |                      |                    |
|        | the balcony decks where instructed by the consultant down to   |                 |        | 1   |                    |                     |               | 1 1      |                      |                    |
|        | the underlying wood framing Replace sheathing board  |                 |        |     |                    |                     |               | 1 1      |                      |                    |
| 7      | forming part of balcony decks where directed by the consultant.  | 350             | m2     | ,   | \$54,250 00        | 132                 | \$155.00      | m2       | \$13 950 00          | \$6.510            |
|        | Remove and replace the front header on the existing balcony  | -000            | 11112  | -   | W04 200 00         | 174                 | 2100.00       | 1        | FIRSTER              |                    |
|        | railing assembly, a dual 2x10 header is required, this work  |                 |        |     |                    | 1                   |               | 1        |                      |                    |
|        | shall include the supply and install of a new metal drip   |                 |        | -   |                    |                     |               | 11       |                      |                    |
|        | flashing over the edge of the balcony and shall include a  |                 |        |     |                    |                     |               |          |                      |                    |
| 8      | finihised section of hardi board to provide a neat finish  | 740             | m      | -   | \$102 860 00       | 192                 | \$139.00      | m        | \$26,688.00          | \$0                |
|        | Remove and replace deteriorated wood joist framing forming   |                 |        |     |                    | 1 1                 |               |          |                      |                    |
|        | part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and         |                 |        |     |                    |                     |               |          |                      |                    |
| 9      | through bolts  | 300             | m      | -   | \$36,300.00        | 130                 | \$121.00      | m        | \$13,794.00          | \$1,936            |
|        | Remove and replace or apply sealant where missing at joints  |                 | -      |     |                    |                     |               |          | -                    |                    |
|        | within the exterior wall assembly or within the balcony wall   | -               |        | - 1 |                    |                     |               |          |                      |                    |
| 10     | assembly where instructed by the consultant  | 750             | m      |     | \$19,500.00        | 101                 | \$26.00       | m        | \$2,626.00           | \$0                |
|        |  |                 |        |     |                    |                     |               |          |                      |                    |
|        | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level      |                 |        | 11. |                    |                     |               |          |                      |                    |
|        | including all fasteners and through bolt connections, following  |                 |        |     |                    |                     |               | 1 1      |                      |                    |
|        | completion of the deck repairs detailed above where they   |                 |        | -1/ |                    |                     |               |          |                      |                    |
| 11a    | existing balcony railing has been removed  | 740             | m      | 4   | \$184 260 00       | 112                 | \$249.00      | m        | \$6,225.00           | \$21,663           |
|        |  |                 |        |     |                    |                     |               |          |                      |                    |
|        | Install a new aluminum post and picket panel railing assembly  |                 |        |     |                    |                     |               | 1 1      |                      |                    |
|        | across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following |                 |        |     |                    |                     |               | 1 1      |                      |                    |
|        | completion of the deck repairs detailed above where they   |                 |        |     |                    | 1 1                 |               | 1 1      |                      |                    |
| 11b    | existing balcony railing has been removed  | 300             | m      |     | \$78,000.00        | 55                  | \$260 00      | m        | \$0.00               | \$14,300           |
|        | Carefully remove and replace balcony divider wall panels   |                 |        |     |                    |                     |               |          |                      |                    |
| 52.1   | throughout all four buildings without damaging surrounding   |                 |        | Ш   | 250707             |                     |               | 10.5     | 22000                | 20,000             |
| 12     | wall assemblies  | 60              | 600    | h.  | \$57,000.00        | 18                  | \$950.00      | oach     | \$9,500,00           | \$7,600.           |
| xterio | Drawin and replace deteriorated popular and popular whore  | -               |        | -   |                    |                     | _             | 1 1      |                      |                    |
| 13     | Remove and replace deteriorated sealant and apply where<br>missing as instructed by the consultant                           | 0               | m      |     | \$0.00             | 0                   | \$23 00       | m        | \$0.00               | \$0                |
|        | Remove spalled and cracked brickwork where instructed by   |                 |        |     |                    |                     |               |          | 11                   |                    |
| 14     | the consultant   | 0               |        | h   | \$0.00             |                     | \$40.00       | each     | \$0.00               | \$0.               |
| 15     | Rout out and repoint deteriorated mortar joints  | 0               | m      |     | \$0.00             | - 0                 | \$45.00       | m        | \$0.00               | \$0                |
|        | Where exposed clean, prime and paint exposed areas of shelf  |                 |        |     |                    |                     |               |          |                      |                    |
| 40     | angles and lintels including supply and installation of new  | 45              |        |     | #E 050 00          | 0                   | \$390.00      | 1-1      | \$0.00               | 60                 |
| 16     | Ihroughwall flashing and membrane  | 15              | m      | +   | \$5,850,00         | - 0                 | 2380.00       | m        | 30.00                | \$0.               |
|        | Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony                 |                 |        |     |                    |                     |               | 1 1      |                      |                    |
|        | areas and the enclosure walls themselves and the lead  |                 |        |     |                    |                     |               |          |                      |                    |
|        | contaminated siding at locations within the specification in   |                 |        |     |                    |                     |               |          |                      |                    |
| 17     | order to carry out the repair work   | 100%            | 1,5    |     | \$15,000.00        | 70.0%               |               | LS       | \$7,500,00           | \$3,000            |
| 40     | Mobilization/Demobilization of personnel and equipment on  |                 |        | 17  |                    |                     |               | 1.0      | 445 004 05           |                    |
| 18     | sites (general of all four sites)  | 100%            | TS     | +   | \$54,005.00        | 85.0%               |               | LS       | \$45,904.25          | .\$0               |
| 18a    | Mobilization/Demobilization of personnel and equipment on<br>sites (12184 224 Street) - Access                               | 100%            | LS     |     | \$70,000.00        | 0.0%                |               | LS       | \$0.00               | \$0                |
|        | Mobilization/Demobilization of personnel and equipment on  | 1144            | -      | 1   | 200000000          | 4.070               |               |          | 55.55                | 20                 |
| 18b    | sites (12186 224 Street) - Access  | 100%            | 4.8    |     | \$70,000.00        | 0.0%                |               | LS       | \$0.00               | \$0                |
| - I    | Mobilization/Demobilization of personnel and equipment on  |                 |        |     |                    |                     |               |          |                      |                    |
| 18c    | sites (12188 224 Street) - Access  | 100%            | LS     | 1   | \$90,000.00        | 50.0%               |               | LS       | \$0.00               | \$45,000           |
| 40.4   | Mobilization/Demobilization of personnel and equipment on  | 4000            | W.     |     | 670 000 00         | 100.00              |               | 10       | \$55,000.00          | g44 000            |
| 18d    | sites (12190 224 Street) - Access  Cost of a building permit if required by the local authority,                             | 100%            | LS     | -   | \$70 000 00        | 100.0%              |               | LB       | \$56,000.00          | \$14,000           |
| 19     | excluding the soft costs associated with obtaining the permit  | 100%            | Allo   | w   | \$10,000,00        | 100 0%              |               | Allaw    | \$10,000.00          | 30                 |
| -4     | Install furring at balcony upturn to infill existing gaps between  | .50.78          | - 5110 |     | 0.0,000,00         | 0,000               |               |          |                      | 30                 |
| 20     | masonry to fascilitate membrane upturn   | 255             | m      |     | \$6.375.00         | 90                  | \$25.00       | m        | \$0.00               | \$2,250            |
| 20     |  |                 |        |     |                    |                     |               |          |                      |                    |
| 21     | New wood balcony fascia including prime and 2 coats of paint   | 306             | m      |     | \$29,070.00        | 112                 | \$95.00       | m        | \$8,740.00           | \$1,900            |

\$1,181,205.00 \$391,503.25 \$39,150.33 \$17,617.65

\$241,956.25 Current Billing 10% Holdback

5% G.S.T.

\$149,547.00 \$14,954.70 \$6,729.62

## Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment number2  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| second and subsequent progress payments; or release of holdback.  | dated <u>May 31, 2021</u> is the last application for payment for which the Contractor has   |  |  |  |  |  |
| Information Appearing in the Contract Documents   | received payment.  |  |  |  |  |  |
| Name of Project Exterior wall and balcony repairs at 12184, Maple Ridge  Date of Contract: March 17, 2021   | 12186, 12188, 12190 24th St.   |  |  |  |  |  |
| Name of Owner CAPREIT Limited Partnership c/o McIntosh Perry  | Name of Contractor The RESTORERS Group Inc.  |  |  |  |  |  |
| Contractor, and as such have authority to bind the Contract labour, subcontracts, products, services, and construction in Contractor in the performance of the work as required by responsible, have been paid in full as required by the Contidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it made under oath. | am an authorized signing officer, partner or sole proprietor of the ctor, and have personal knowledge of the fact that all accounts for machinery and equipment which have been incurred directly by the the Contract, and for which the Owner might in any way be held stract up to and including the latest progress payment received, as ich has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as if it is 30 day of June in the year 2021  Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.) |  |  |  |  |  |

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

Apply a CCDC 9 copyright seal here.

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CCDC Copyright 2018
Canadian Construction Documents Committee



#### **Assessment Department Location Mailing Address**

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

#### 6951 Westminster Highway Richmond BC

V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 July 08, 2021

Person/Business: THE RESTORERS GROUP INC.

**Account number: 200212591** 

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to April 01, 2021.

The next payment that will affect this firm's clearance status is due on July 20, 2021.

This information is only provided for the purposes of Section 258 of the Workers Compensation Act, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

**Employer Service Centre** Assessment Department

Clearance Reference #: C132476388

CLRA1A

Now you can report payroll and pay premiums online. Visit www.worksafebc.com

March 22,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

Managing Director, Municipal Affairs & Housing and Operations

Re: PO No. 8501950

12184,12186,12188,12190 224th Street, Maple Ridge, BC

Progress Draw No. 11

Our Reference No: CCC-214412-00

As requested, we have reviewed the attached Invoice No. 011063, dated February 28,2022, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of \$38,002.23, listed in Invoice No. 010997 accurately represents the work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment \$38,002.23, including GST, arrived at as follows:

 Draw #11 - Invoice 011063:
 \$40,214.00

 Less:10% Holdback
 \$4,021.40

 Sub-Total
 \$36,192.60

 Plus: 5% G.S.T
 \$1,809.63

 Total Payment Due:
 \$38,002.23

If you have any questions, please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

Quinton Daem

Project Coordinator

Gavin Johnson, B. Arch. Sc., BSS, CET

Senior Project Manager

cc: Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>



**INVOICE:** 

011063

**INVOICE TO:** 

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

Gheorghe Piscociu

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

INVOICE DATE:

February 28, 2022

**TERMS:** 

As per contract

PROJECT LOCATION: 12184,12186,12188,

12190,224th St.

Maple Ridge

## **PROGRESS INVOICE NO. 11**

| Value of work completed to date as per attached spreadsheet     | \$1,144,991.00 |
|---|----------------|
| <u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 | \$1,104,777.00 |
| Current invoice amount  | \$40,214.00    |
| Less 10% Holdback   | \$4,021.40     |
| Current invoice amount  | \$36,192.60    |
| Add 5% G.S.T.   | \$1,809.63     |
| Total amount due this invoice                                   | \$38,002.23    |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642

### INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: Gheorghe Piscociu

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: 8501950 R2447 In progress 28-Feb-22 AS PER CONTRACT 12184, 12186, 12188, 12190 224th St, Maple Ridge

| Pr    | ogress Invoice No. 11   |                |         |                    |                     | ype of Work;    |        |                      | ill and B          | lalcony Repairs |  |
|-------|---|----------------|---------|--------------------|---------------------|-----------------|--------|----------------------|--------------------|-----------------|--|
| ltem  | Description   | Estim:<br>Quan |         | Original<br>Amount | Quantity<br>to Date | Unit<br>Price   | Ш      | Previous<br>Billings | Current<br>Billing |                 |  |
|       | Base Bid and Optional Items   |                |         |                    |                     |                 |        |                      |                    |                 |  |
| alcor | Carefully remove the existing balcony enclosure railing   |                | -       |                    |                     | -               | 1 1    |                      | _                  |                 |  |
|       | assembly across the entire width and side of each balcony   |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 1a    | area down to the balcony deck and wood joist framing  | 740            | m       | \$28,860.00        | 552                 | \$39.00         | m      | 521,628:00           | \$0.0              |                 |  |
|       | Carefully remove the existing balcony enclosure railing   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 1b    | assembly across the entire width and side of each balcony<br>area down to the concrete deck                                     | 300            |         | \$41,400,00        | 273                 | \$37.00         |        | \$10,101.00          | \$0.0              |                 |  |
| 10    | Remove the existing balcony soffit assembly where required  | 300            | m.      | \$11,100.00        | 250                 | 227.00          | m      | \$10,101.00          | 201                |                 |  |
|       | and instructred by the consultant, store for reinstallation,  |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 2     | reinstall following completion of balcony deck repairs  | 450            | m2      | \$51,750.00        | 678                 | \$115.00        | m2     | \$77 970 00          | 50 (               |                 |  |
|       | Concrete major delamination repair on the topside of the  |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 2     | balcony slabs, associated with rust reinforcing steel, 20mm   |                |         | 44 000 00          |                     | <b>\$700.00</b> |        | ****                 | mn.                |                 |  |
| 3     | minimum depth   |                | m2      | \$4 900 00         | 34                  | \$700.00        | m2     | \$23,800,00          | \$0.0              |                 |  |
|       | Repair deteriorated concrete forming exposed floor slab<br>edges, including replacement of the concrete over the height         |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | of the slab to a maximum depth equal to 300mm, including  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | the installation of shoring and formwork across the entire  |                |         |                    |                     |                 | 1 1    | 0                    |                    |                 |  |
| 4     | length of the balcany   | 0              | m       | \$0.00             | 0                   | \$500.00        | m      | \$0.00               | \$0.               |                 |  |
| 5     | Through slab repair of the balcony slabs  | 0              | m2      | \$0.00             | 0                   | \$1,300.00      | m2     | \$0.00               | \$0.               |                 |  |
|       | Remove the existing waterproofing membrane material on the  |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and                   |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | framing This work shall include the removal of all perimeter  |                | 1 1     |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | sealants and metal flashings that adjoin the exterior wall  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | assemblies  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       |   |                |         |                    |                     |                 | 11 1   |                      |                    |                 |  |
|       | Supply and install new waterproofing membrane over the  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 6     | balcony decks including all preparation of existing and newly<br>installed sheathing, upturns, and all sealants including cants | 755            | m2      | \$132 125 00       | 648                 | \$175.00        | m2     | \$113,400.00         | \$0                |                 |  |
|       | Remove the existing sheathing board on the top surface of   | 300            | 1112    | 2122,123.00        | 540                 | 21/2.00         | 1112   | 2172,400.00          | - 20               |                 |  |
|       | the balcony decks where instructed by the consultant down to  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | the underlying wood framing Replace sheathing board   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| . 1   | forming part of balcony decks where directed by the   |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 7     | consultant  | 350            | m2      | \$54,250.00        | 468                 | \$155.00        | m2     | \$72 540 00          | \$0                |                 |  |
|       | Remove and replace the front header on the existing balcony   |                | - 1     |                    |                     |                 |        |                      |                    |                 |  |
|       | railing assembly, a dual 2x10 header is required, this work shall include the supply and install of a new metal drip            |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 8     | flashing over the edge of the balcony   | 740            | m       | \$102,860,00       | 715                 | \$139.00        | _ m    | \$99,385.00          | \$0.               |                 |  |
| _     | Remove and replace deteriorated wood joist framing forming  | 740            |         | 3112 1000 08       | 332                 | 2,100,00        | 1      | 800,000.00           | W12                |                 |  |
|       | part of the balcony areas. This work assumes a (2x10)   |                | 1 1     |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | section joist is to be restored and includes all fasteners and  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 9     | through bolts   | 300            | m       | \$36,300.00        | 876                 | \$121.00        | m      | \$93,412,00          | \$12 584           |                 |  |
|       | Remove and replace or apply sealant where missing at joints   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 10    | within the exterior wall assembly or within the balcony wall<br>assembly where instructed by the consultant                     | 750            | m       | \$19,500.00        | 563                 | \$26.00         | m      | \$14 638 00          | \$0                |                 |  |
|       | assumely make a said acted by the constitution  | 7,00           |         | \$18,000.00        | 300                 | 420.00          | 1      | 314 000 00           | <i>W</i> 37        |                 |  |
|       | Install a new aluminum post and picket panel railing assembly   |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | across the balcony edges (wood decks) at each floor level   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | including all fasteners and through bolt connections, following   |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 1a    | completion of the deck repairs detailed above where they<br>existing balcony railing has been removed                           | 740            | m       | \$184,260.00       | 482                 | \$249.00        | m      | \$100 098 00         | \$19,920           |                 |  |
| 162   | existing ballony raining has been removed   | 740            | ALC:    | 3164,200.00        | 402                 | 3243.00         | 1 11   | \$100,098,00         | \$15,520.          |                 |  |
|       | Install a new aluminum post and picket panel railing assembly   |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | across the balcony edges (concrete deck) at each floor level  |                | 1 1     |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | including all fasteners and through bolt connections, following   |                |         |                    |                     |                 | 111    |                      |                    |                 |  |
| 16    | completion of the deck repairs detailed above where they  | 200            |         | 870 000 00         | 000                 | 2000 00         | 11     | 254 252 22           | 20 700             |                 |  |
| 1b    | existing balkony railing has been removed  Carefully remove and replace balcony divider wall panels                             | 300            | m       | \$78,000 00        | 223                 | \$260.00        | m      | \$51,220.00          | \$6,760            |                 |  |
| 1     | throughout all four buildings without damaging surrounding  |                |         |                    |                     |                 |        |                      |                    |                 |  |
| 2     | wall assemblies   | 60             | each    | \$57 000 00        | 63                  | \$950 00        | each   | \$58,900.00          | \$950              |                 |  |
| terio | r Walls   |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | Remove and replace deteriorated sealant and apply where   |                |         |                    | 100                 |                 | 11.4   |                      |                    |                 |  |
| 3     | missing as instructed by the consultant   | 0              | m       | \$0.00             | - 0                 | \$23.00         | m      | \$0.00               | \$0                |                 |  |
| 4     | Remove spalled and cracked brickwork where instructed by<br>the consultant  |                | - Alice | 20.00              |                     | 640.00          |        | 60.00                | **                 |                 |  |
| 15    | Rout out and repoint deteriorated mortar joints   | 0              |         | \$0.00<br>\$0.00   | 0                   | \$40.00         | m      | \$0.00               | \$0<br>\$0         |                 |  |
| 0     | Where exposed clean, prime and paint exposed areas of shelf   |                |         | 20.00              | - 0                 | 545,00          | 1 1111 | 20,00                | 200                |                 |  |
| - 1   | angles and lintels including supply and installation of new   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 16    | throughwall flashing and membrane   | 15             | m       | \$5,850.00         | 0                   | \$390.00        | m      | \$0.00               | \$0                |                 |  |
|       | Cost associated with safely removing the asbestos   |                |         |                    |                     |                 |        |                      |                    |                 |  |
|       | contaminated materials from exterior walls and the balcony  |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
|       | areas and the enclosure walls themselves and the lead   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 7     | contaminated siding at locations within the specification in<br>order to carry out the repair work                              | 100%           | LS      | \$15,000.00        | 90.0%               |                 | LS     | \$13 500 00          | \$0                |                 |  |
|       | Mobilization/Demobilization of personnel and equipment on   | 100 20         |         | \$10,000.00        | 30.03               |                 | 1      | g til ikki ob        | uo                 |                 |  |
| 8     | sites (general of all four sites)   | 100%           | LS      | \$54,005.00        | 100.0%              |                 | LS     | \$54.005.00          | \$0.               |                 |  |
|       | Mobilization/Demobilization of personnel and equipment on   |                |         |                    |                     | -               | 1      |                      |                    |                 |  |
| Ва    | sites (Building 4) - Access   | 100%           | LS      | \$70,000.00        | 0.0%                |                 | LS     | \$0.00               | \$0                |                 |  |
| Ph    | Mobilization/Demobilization of personnel and equipment on   | ,,,,,,         | 10      | #70 000            | 400.000             |                 | 100    | 070 000 0            |                    |                 |  |
| 8b    | sites (Building 3) - Access  Mobilization/Demobilization of personnel and equipment on  | 100%           | LS.     | \$70,000.00        | 100.0%              |                 | LS     | \$70,000.00          | \$0                |                 |  |
| 8c    | sites (Building 2) - Access   | 100%           | LS      | \$90,000.00        | 100.0%              |                 | LS     | \$90,000.00          | \$0.               |                 |  |
| -     | Mobilization/Demobilization of personnel and equipment on   | 20076          |         | 200,000.00         | 100.000             |                 | 20     | 2000000              | 20                 |                 |  |
|       | sites (Building 1) - Access   | 100%           | LS      | \$70,000.00        | 100 0%              |                 | LS     | \$70,000,00          | \$0                |                 |  |
|       | Cost of a building permit if required by the local authority,   |                | les II  |                    |                     |                 |        |                      |                    |                 |  |
|       | excluding the soft costs associated with obtaining the permit   | 100%           | Allow   | \$10,000.00        | 100.0%              |                 | Allow  | \$10,000,00          | \$0                |                 |  |
|       |   |                |         |                    |                     |                 | 1 1    |                      |                    |                 |  |
| 9     | Install furring at balcony upturn to infill existing gaps between   |                |         |                    |                     | 005.55          |        | 040                  |                    |                 |  |
| 9     |   | 255            | m       | \$6,375.00         | 420                 | \$25.00         | m      | \$10,500.00          | \$0.               |                 |  |

| DICINAL CONTRACT PRICE (L CCT.)     | \$1,181,205.00 |
|-------------------------------------|----------------|
| RIGINAL CONTRACT PRICE ( Less GST ) |                |
| OTAL INVOICED TO DATE               | \$1,144,991.00 |
| OTAL HOLDBACK TO DATE               | \$114,499.10   |
| S.S.T. INVOICED TO DATE             | \$51,524 60    |

\$1,104,777.00

Current Billing 10% Holdback

\$40,214.00 \$4,021.40 \$36,192.60 \$1,809.63

## Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment number 9 (MISSECI 8)   |
|---|--|
| second and subsequent progress payments; or release of holdback.  | dated December 31, 2021 is the last  |
|   | application for payment for which the Contractor has   |
| Information Appearing in the Contract   | received payment.  |
| Documents   |  |
| Name of Project   |  |
| Exterior wall and balcony repairs at 1218<br>Maple Ridge  | 4, 12186, 12188, 12190 224th St.   |
| Date of Contract: March 17, 2021  |  |
| Name of Owner   | Name of Contractor   |
| CAPREIT Limited Partnership c/o McIntosh Perry  | The RESTORERS Group Inc.   |
| Declaration   |  |
| responsible, have been paid in full as required by the Co identified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute whas been withheld.  I make this solemn declaration conscientiously believing i made under oath. | by the Contract, and for which the Owner might in any way be held intract up to and including the latest progress payment received, as thich has been identified to the party or parties from whom payment it to be true, and knowing that it is of the same force and effect as it his the year in the year the party in the year the year in the year the year |
| Charles Doke  Name Director  Title  Signature   | Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)  |
|   | This agreement is protected by CCDC  |

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A – 2018.

including fines or imprisonment.

The making of a false or fraudulent declaration is a contravention of the

Criminal Code of Canada, and could carry, upon conviction, penalties

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## **Assessment Department Location Mailing Address**6951 Wes

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

## 6951 Westminster Highway

Richmond BC V7C 1C6 www.worksafebc.com

#### Clearance Section

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 March 14, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **April 01, 2022.** 

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre Assessment Department

Clearance Reference # : C132992015

CLRAAA

August 6, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 4

Our Reference No: 214412

As requested, we have reviewed the fourth invoice No. 10486 dated July 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$442,094.75 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$47,808.97** arrived at as follows:

| Amount Due:       | \$<br>47,808.97 |
|-------------------|-----------------|
| Plus G.S.T.       | \$<br>2,276.62  |
| Sub-Total         | \$<br>45,532.35 |
| Less 10% Holdback | \$<br>5,059.15  |
| Total Work:       | \$<br>50,591.50 |

If you have any questions, please call.

Yours truly,

**McIntosh Perry Limited** 

John Fitzgerald, B.Tech. Vice President, Building Restoration



**INVOICE:** 

010486

**INVOICE TO:** 

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

John Fitzgerald

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

July 30, 2021

TERMS:

As per contract

PROJECT LOCATION! 2184,12186,12188,

12190,24th St. Maple Ridge

## **PROGRESS INVOICE NO. 4**

| Value of work completed to date as per attached spreadsheet | \$442,094.75 |
|---|--------------|
| Less Progress Invoice No. 1, 2 & 3                          | \$391,503.25 |
| Current invoice amount                                      | \$50,591.50  |
| Less 10% Holdback   | \$5,059.15   |
| Current invoice amount                                      | \$45,532.35  |
| Add 5% G.S.T.   | \$2,276.62   |
| Total amount due this invoice                               | \$47,808.97  |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642



### INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario

Attn: John Fitzgerald

P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: 8501950 R2447 In progress 30-Jul-21 AS PER CONTRACT 12184, 12186, 12188, 12190 224th St, Maple Ridge

| Pr     | ogress Invoice No. 4  |                |           | Type of Work:             |                     | THE RESERVE AND ADDRESS OF THE PERSON NAMED IN | all and l | Balcony Repairs      |                    |
|--------|---|----------------|-----------|---------------------------|---------------------|--|-----------|----------------------|--------------------|
| tem    | Description   | Estima<br>Quan |           | Original<br>Amount        | Quantity<br>to Date | Unit<br>Price                                  |           | Previous<br>Billings | Current<br>Billing |
| alcor  | Base Bid and Optional Items by Areas  |                |           | V                         |                     |  |           |                      |                    |
| aicoi  | Carefully remove the existing balcony enclosure railing   | _              |           | 1                         |                     |  |           |                      | _                  |
|        | assembly across the entire width and side of each balcony   |                |           | vaniero.                  |                     |  |           | Comme                |                    |
| 1a     | area down to the balcony deck and wood joist framing  | 740            | m         | \$28,860,00               | 168                 | \$39.00  | m         | \$6,552.00           | 50                 |
|        | Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony   |                |           |                           |                     |  |           |                      |                    |
| 1b     | area down to the concrete deck  | 300            | m         | \$11,100.00               | 88                  | \$37.00  | m         | \$2,405.00           | \$851              |
|        | Remove the existing balcony soffit assembly where required  |                |           |                           |                     |  |           |                      |                    |
| 2      | and instructred by the consultant, store for reinstallation,<br>reinstall following completion of balcony deck repairs  | 450            | m2        | \$51,750.00               | 226                 | \$115.00                                       | m2        | \$24,610.00          | \$1,380            |
| _      | Concrete major delamination repair on the topside of the  | 404            | 1112      | 2017100.00                | 220                 | 3110.00  | IIIZ I    | 224 D IO OD          | 97,300             |
|        | balcony slabs, associated with rust reinforcing steel, 20mm   |                |           |                           |                     |  | 11.1      |                      |                    |
| 3      | minimum depth   | -7             | <u>m2</u> | \$4,900.00                | . 7                 | \$700.00                                       | m2        | \$3,500.00           | \$1,400            |
|        | Repair deteriorated concrete forming exposed floor slab<br>edges, including replacement of the concrete over the height<br>of the slab to a maximum depth equal to 300mm, including   |                |           |                           |                     |  |           |                      |                    |
| 4      | the installation of shoring and formwork across the entire<br>length of the balcony   | 0              | m         | \$0.00                    | 0                   | \$500.00                                       | m         | \$0.00               | \$0                |
| 5      | Through slab repair of the balcony slabs  | 0              |           | \$0.00                    | 0                   | \$1,300.00                                     | m2        | \$0.00               | \$0                |
|        | Remove the existing waterproofing membrane material on the  |                |           |                           |                     |  |           |                      |                    |
|        | top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies.  |                |           |                           |                     |  |           |                      |                    |
|        | Supply and install new waterproofing membrane over the balcony decks including all preparation of existing and newly  |                |           |                           |                     |  |           |                      |                    |
| 6      | installed sheathing, upturns, and all sealants including cants  | 755            | m2        | \$132 125 00              | 226                 | \$175.00                                       | m2        | \$35,350.00          | \$4,200            |
|        | Remove the existing sheathing board on the top surface of<br>the balcony decks where instructed by the consultant down to   |                |           |                           |                     |  |           |                      |                    |
|        | the underlying wood framing. Replace sheathing board  |                |           |                           |                     |  |           |                      |                    |
| 7      | forming part of balcony decks where directed by the   | 3.42           |           |                           |                     |  |           |                      |                    |
| _      | consultant.  Remove and replace the front header on the existing balcony  | 350            | m2        | \$54,250.00               | 132                 | \$155.DO                                       | m2        | \$20 460 00          | \$0                |
|        | railing assembly, a dual 2x10 header is required, this work   |                |           |                           |                     |  | 1 1       |                      |                    |
|        | shall include the supply and install of a new metal drip  |                |           |                           |                     |  | 1 1       |                      |                    |
|        | flashing over the edge of the balcony and shall include a   |                |           |                           |                     |  |           |                      |                    |
| 8      | finihsed section of hardi board to provide a neat finish  | 740            | . m       | \$102,860,00              | 218                 | \$139 00                                       | m         | \$26 688 00          | \$3,614            |
|        | Remove and replace deteriorated wood joist framing forming part of the balcony areas. This work assumes a (2x10)  |                |           |                           |                     |  | 1 1       |                      |                    |
| - 1    | section joist is to be restored and includes all fasteners and  |                |           | V                         |                     |  |           |                      |                    |
| 9      | through bolts   | 300            | m         | \$36,300.00               | 230                 | \$121.00                                       | m         | \$15,730.00          | \$12.100           |
|        | Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall  |                |           |                           |                     |  | 1 1       |                      |                    |
| 0      | assembly where instructed by the consultant   | 750            | m         | \$19,500.00               | 151                 | \$26.00  | m         | \$2 626.00           | \$1,300            |
| 1a     | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed                | 740            |           | \$184 260 00              | 131                 | \$249.00                                       | m         | \$27 888 00          | \$4,731            |
| 10     | existing balcony raining has been removed   | 740            | m         | 5184 200 00               | 131                 | \$249.00                                       | 1 "       | \$27 888 00          | 34,737             |
| 1b     | Install a new aluminum post and picket panel railing assembly<br>across the balcony edges (concrete deck) at each floor level<br>including all fasteners and through bolt connections, following<br>completion of the deck repairs detailed above where they<br>existing balcony railing has been removed | 300            | m         | \$78,000.00               | 68                  | \$260.00                                       | m         | \$14,300.00          | \$3,380            |
|        | Carefully remove and replace balcony divider wall panels throughout all four buildings without damaging surrounding   |                |           |                           |                     |  |           |                      |                    |
| 2      | wall assemblies   | 60             | each      | \$57,000.00               | 23                  | \$950,00                                       | each      | \$17,100.00          | \$4,750            |
| erio   | r Walls   |                |           |                           |                     |  |           |                      |                    |
| 3      | Remove and replace deteriorated sealant and apply where missing as instructed by the consultant   | 0              | m         | \$0.00                    | ó                   | \$23.00  | m         | \$0.00               | \$0                |
|        | Remove spalled and cracked brickwork where instructed by  |                |           | 4530                      |                     | 240.00   |           |                      |                    |
| 4      | the consultant  | 0              | each      | \$0.00                    | 0                   | \$40 00  | each      | \$0.00               | \$0                |
| 5      | Rout out and repoint deteriorated mortar joints  Where exposed clean, prime and paint exposed areas of shelf  | 0              | m         | \$0.00                    | 0                   | \$45,00  | m         | \$0.00               | \$0                |
| Н      | angles and lintels including supply and installation of new   |                |           |                           |                     |  | 1 1       |                      |                    |
| 6      | throughwall flashing and membrane   | 15             | m         | \$5,850.00                | 0                   | \$390.00                                       | m         | \$0.00               | \$0                |
|        | Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead  |                |           |                           |                     |  |           |                      |                    |
|        | contaminated siding at locations within the specification in<br>order to carry out the repair work  | 100%           | LS        | \$15,000.00               | 80.0%               |  | LS        | \$10,500.00          | \$1.500            |
|        | Mobilization/Demobilization of personnel and equipment on   |                |           |                           |                     |  | 1-1       |                      |                    |
| 3      | sites (general of all four sites)   | 100%           | LS        | \$54,005.00               | 95.0%               |  | LS        | \$45,904.25          | \$5,400            |
| la l   | Mobilization/Demobilization of personnel and equipment on<br>siles (12184 224 Street) - Access  | 100%           | Ls        | \$70,000.00               | 0.0%                |  | LS        | \$0.00               | \$0                |
|        | Mobilization/Demobilization of personnel and equipment on   |                | -         | 0.0,000.00                | -                   |  |           |                      | a)t                |
| b      | sites (12186 224 Street) - Access   | 100%           | LS        | \$70,000.00               | 0.0%                |  | LS        | \$0.00               | 12                 |
|        | Mobilization/Demobilization of personnel and equipment on<br>sites (12188 224 Street) - Access  | 100%           | LS        | \$90,000.00               | 50.0%               |  | LS        | \$45,000.00          | \$6                |
|        | Mobilization/Demobilization of personnel and equipment on   | 100%           | 12        | \$40,000,00               | 50.0%               |  | LS        | จลว ดกก กก           |                    |
|        | sites (12190 224 Street) - Access   | 1,00%          | LS        | \$70,000.00               | 100.0%              |  | LS        | \$70,000.00          | \$6                |
|        |   |                |           |                           |                     |  | 100       |                      |                    |
| d      | Cost of a building permit if required by the local authority,   |                | 100       |                           |                     |  |           |                      |                    |
| d<br>e | excluding the soft costs associated with obtaining the permit   | 100%           | Allow     | \$10,000.00               | 100.0%              | _  | Allow     | \$10,000.00          | \$0                |
| 9<br>9 |   | 100%           | Allow     | \$10,000 00<br>\$6,375.00 | 100.0%              | \$25.00  | Allow     | \$2 250 00           | 3.2                |

ORIGINAL CONTRACT PRICE ( Less GST )...... TOTAL INVOICED TO DATE..... TOTAL HOLDBACK TO DATE..... \$1,181,205.00 \$442,094.75 \$44,209.48 G.S.T. INVOICED TO DATE. \$19,894.26

Current Billing 10% Holdback 5% G.S.T.

\$391,503.25

\$50,591.50 \$5,059.15 \$45,532.35 \$2,276.62

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment number3  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| second and subsequent progress payments; or release of holdback.  | dated June 30, 2021 is the last application for payment for which the Contractor has   |  |  |  |  |  |  |
| Information Appearing in the Contract<br>Documents  | received payment.  |  |  |  |  |  |  |
| Name of Project Exterior wall and balcony repairs at 12184, 12 Maple Ridge  | 186, 12188, 12190 24th St.   |  |  |  |  |  |  |
| Date of Contract: March 17, 2021  |  |  |  |  |  |  |  |
| Name of Owner   | Name of Contractor   |  |  |  |  |  |  |
| CAPREIT Limited Partnership c/o McIntosh Perry  | The RESTORERS Group Inc.   |  |  |  |  |  |  |
| Declaration   |  |  |  |  |  |  |  |
| Contractor, and as such have authority to bind the Contractor labour, subcontracts, products, services, and construction mack Contractor in the performance of the work as required by the responsible, have been paid in full as required by the Contractidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld. | an authorized signing officer, partner or sole proprietor of the and have personal knowledge of the fact that all accounts for hinery and equipment which have been incurred directly by the Contract, and for which the Owner might in any way be held it up to and including the latest progress payment received, as the been identified to the party or parties from whom payment be true, and knowing that it is of the same force and effect as if |  |  |  |  |  |  |
| made under oath.  Declared before me in Richmond Hill, ON this  |  |  |  |  |  |  |  |
| Charles Doke  Name Director Title  Signature  City/Town and Province  | Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc. Expires July 14, 2022.  Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)   |  |  |  |  |  |  |
|   |  |  |  |  |  |  |  |

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## Assessment Department Location Mailing Address 6951 Wes

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

## 6951 Westminster Highway

Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 August 05, 2021

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2021**.

The next payment that will affect this firm's clearance status is due on October 20, 2021.

This information is only provided for the purposes of Section 258 of the *Workers Compensation Act*, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre Assessment Department

Clearance Reference #: C132549631

CLRA1A

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November 15, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24th Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 6

Our Reference No: 214412

As requested, we have reviewed the sixth invoice No. 10670 dated September 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$614,616.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of **\$62,047.76** arrived at as follows:

| Amount Due:       | \$<br>62,047.76 |
|-------------------|-----------------|
| Plus G.S.T.       | \$<br>2,954.66  |
| Sub-Total         | \$<br>59,093.10 |
| Less 10% Holdback | \$<br>6,565.90  |
| Total Work:       | \$<br>65,659.00 |

If you have any questions, please call.

Yours truly,

**McIntosh Perry** 

**Gheorghe Piscociu, Project Manager** 

Rick Derbecker, B.Tech, CEI, GRP, LEED@AP Vice President, Building Sciences



INVOICE:

010670

**INVOICE TO:** 

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

John Fitzgerald

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

September 30, 2021

**TERMS:** 

As per contract

PROJECT LOCATION! 2184,12186,12188,

12190,24th St. Maple Ridge

## **PROGRESS INVOICE NO. 6**

| Total amount due this invoice                               | \$62,047.76  |
|---|--------------|
| <u>Add</u> 5% G.S.T.  | \$2,954.66   |
| Current invoice amount                                      | \$59,093.10  |
| Less 10% Holdback   | \$6,565.90   |
| Current invoice amount                                      | \$65,659.00  |
| Less Progress Invoice No. 1, 2, 3, 4 & 5                    | \$548,957.00 |
| Value of work completed to date as per attached spreadsheet | \$614,616.00 |

Interest charges (as per CCDC) will be applied on overdue invoices.



### INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7 Woodbridge, Ontario Attn: John Fitzgerald

8501950 R2447 In progress 30-Sep-21 AS PER CONTRACT 12184, 12186, 12186, 12190 224th St, Maple Ridge Exterior Wall and Balcony Repairs P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: Type of Work:

| Pi               | rogress Invoice No. 6   |        |       | Type of Work:      | the same of the sa |               | II and E                  | alcony Repairs             |                    |
|------------------|---|--------|-------|--------------------|--|---------------|---------------------------|----------------------------|--------------------|
| tem              | Description   | Estima |       | Original<br>Amount | Quantity<br>to Date  | Unit<br>Price |                           | Previous<br>Billings       | Current<br>Billing |
| *****            | Base Bid and Optional Items   | -      | _     |                    |  |               |                           |                            |                    |
| alco             | ny Areas  |        |       |                    |  |               |                           |                            |                    |
|                  | Carefully remove the existing balcony enclosure railing   |        |       |                    |  |               | T                         |                            |                    |
| 100              | assembly across the entire width and side of each balcony   | 7.0    |       |                    | 070  | maa aa        | Lall                      | 040 200 00                 | CE 40 1            |
| 1a               | area down to the balcony deck and wood joist framing  Carefully remove the existing balcony enclosure railing   | 740    | m     | \$28,860.00        | 278  | \$39.00       | m                         | \$10,296.00                | \$546.1            |
|                  | assembly across the entire width and side of each balcony   |        |       |                    |  |               | 1 1                       |                            |                    |
| 1b               | area down to the concrete deck  | 300    | m     | \$11,100.00        | 160  | \$37 00       | m                         | \$5 439 00                 | \$481              |
|                  | Remove the existing balcony soffit assembly where required  |        | -     |                    |  |               |                           |                            |                    |
|                  | and instructred by the consultant, store for reinstallation,  |        |       |                    |  | 0115.00       |                           | *05 400 00                 | 62.040             |
| 2                | reinstall following completion of balcony deck repairs  | 450    | m2    | \$51,750.00        | 340  | \$115.00      | m2                        | \$35 190 00                | \$3 910            |
|                  | Concrete major delamination repair on the topside of the balcony slabs, associated with rust reinforcing steel, 20mm  |        |       |                    |  |               | 1 1                       |                            |                    |
| 3                | minimum depth   | 7      | m2    | \$4,900.00         | 13   | \$700.00      | m2                        | \$6 300 00                 | \$2,800            |
|                  | Repair deteriorated concrete forming exposed floor slab   |        | -     |                    |  |               |                           |                            |                    |
|                  | edges, including replacement of the concrete over the height  |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | of the slab to a maximum depth equal to 300mm, including  |        |       |                    |  |               | 1 1                       |                            |                    |
| 4                | the installation of shoring and formwork across the entire<br>length of the balcony   | 0      | m     | \$0.00             | 0  | \$500.00      | m                         | \$0.00                     | \$0.               |
| 5                | Through slab repair of the balcony slabs  | 0      |       | \$0.00             | 0  | \$1,300.00    | m2                        | \$0.00                     | \$0                |
|                  | Remove the existing waterproofing membrane material on the  |        |       |                    |  |               |                           |                            |                    |
|                  | top surface of the balcony decks where instructed by the  |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | consultant down to the underlying wood sheathing and  |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | framing This work shall include the removal of all perimeter  |        |       |                    |  |               |                           | - 1                        |                    |
|                  | sealants and metal flashings that adjoin the exterior wall  |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | assemblies  |        | li .  |                    | 1 1  |               | 1 1                       |                            |                    |
|                  | Supply and install new waterproofing membrane over the  |        | И.    |                    |  |               | 1 1                       |                            |                    |
|                  | balcony decks including all preparation of existing and newly   |        |       |                    |  |               | 1 1                       |                            |                    |
| 6                | installed sheathing, upturns, and all sealants including cants  | 755    | m2    | \$132 125 00       | 365  | \$175.00      | m2                        | \$47,425,00                | \$16,450           |
|                  | Remove the existing sheathing board on the top surface of   |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | the balcony decks where instructed by the consultant down to  |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | the underlying wood framing Replace sheathing board   |        |       |                    |  |               | 1 1                       |                            |                    |
| 7                | forming part of balcony decks where directed by the<br>consultant   | 350    | m2    | \$54 250 00        | 195  | \$155 00      | m2                        | \$26 040 00                | \$4 185            |
| •                | Remove and replace the front header on the existing balcony   |        | -     |                    |  |               |                           | - 1                        |                    |
|                  | railing assembly, a dual 2x10 header is required, this work   |        |       |                    |  |               |                           |                            |                    |
|                  | shall include the supply and install of a new metal drip  |        |       |                    | 1 1  |               | 1 1                       |                            |                    |
| _                | flashing over the edge of the balcony and shall include a   |        |       |                    | - 422  |               | 10.1                      |                            | -0.070             |
| 8                | finihsed section of hardi board to provide a neat finish  | 740    | m     | \$102,860,00       | 355  | \$139.00      | m                         | \$42 673 00                | \$6 672            |
|                  | Remove and replace deteriorated wood joist framing forming  |        |       |                    | V I  |               | 1 1                       |                            |                    |
|                  | part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and  |        |       |                    |  |               | 1 1                       | - 11                       |                    |
| 9                | through bolts   | 300    | m     | \$36 300 00        | 300  | \$121.00      | m                         | \$29,766.00                | \$6.534            |
|                  | Remove and replace or apply sealant where missing at joints   |        |       |                    |  |               | 1                         |                            | - 1000             |
|                  | within the exterior wall assembly or within the balcony wall  |        |       |                    |  |               | 1 1                       |                            |                    |
| 10               | assembly where instructed by the consultant   | 750    | m     | \$19 500 00        | 220  | \$26 DO       | m                         | \$4,836.00                 | \$884              |
|                  |   |        |       |                    |  |               |                           | - 0                        |                    |
|                  | Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level   |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | including all fasteners and through bolt connections, following   |        |       |                    | 1 1  |               | 111                       |                            |                    |
|                  | completion of the deck repairs detailed above where they  |        |       |                    | 1  |               | 1 1                       |                            |                    |
| 11a              | existing balcony railing has been removed   | 740    | m     | \$184 260 00       | 166  | \$249 00      | -m                        | \$39 342 00                | \$1,992            |
|                  |   |        |       |                    |  |               |                           |                            |                    |
|                  | Install a new aluminum post and picket panel railing assembly   |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following  |        |       |                    | 1 1  |               | 1 1                       |                            |                    |
|                  | completion of the deck repairs detailed above where they  |        |       |                    | 1 1  |               | 1 1                       |                            |                    |
| 1b               | existing balcony railing has been removed   | 300    | m     | \$78,000,00        | 90   | \$260.00      | m                         | \$21,320 00                | \$2,080            |
|                  | Carefully remove and replace balcony divider wall panels  |        |       |                    |  |               |                           |                            |                    |
|                  | throughout all four buildings without damaging surrounding  |        | Lane. | V                  |  |               | 100                       |                            | 05.700             |
| 12               | wall assemblies   | 60     | each  | \$57,000.00        | 34   | \$950.00      | wach                      | \$26,600.00                | \$5,700            |
| teri             | or Walls  Remove and replace deteriorated sealant and apply where   |        |       | 1                  |  |               | T                         |                            |                    |
| 13               | missing as instructed by the consultant   | 0      | m     | \$0.00             | 0  | \$23.00       | m                         | \$0.00                     | .50                |
| -                | Remove spalled and cracked brickwork where instructed by  |        |       | -                  |  |               |                           |                            |                    |
| 14               | the consultant  | 0      |       |                    |  | \$40.00       | each                      | \$0.00                     | \$0                |
| 15               | Rout out and repoint deteriorated mortar joints   | 0      | m     | \$0.00             | - 0  | \$45.00       | m                         | \$0.00                     | - \$0              |
|                  | Where exposed clean, prime and paint exposed areas of shelf   |        |       |                    |  |               |                           |                            |                    |
| 40               | angles and lintels including supply and installation of new   |        |       | \$5,850.00         |  | \$390.00      | m                         | \$0.00                     | \$0                |
| 16               | throughwall flashing and membrane  Cost associated with safely removing the asbestos  | 15     | m     | \$5,650.00         | 0  | 3390 00       | 10                        | 20.00                      | 300                |
|                  | contaminated materials from exterior walls and the balcony  |        |       |                    |  |               |                           |                            |                    |
|                  | areas and the enclosure walls themselves and the lead   |        |       |                    |  |               | 1 1                       |                            |                    |
|                  | contaminated siding at locations within the specification in  |        |       |                    |  |               | $\mathbf{I} = \mathbf{I}$ |                            |                    |
| 17               | order to carry out the repair work  | 100%   | LS    | \$15,000.00        | 90.0%  |               | LS                        | \$13,500.00                | \$0                |
| 40               | Mobilization/Demobilization of personnel and equipment on   |        | 1.0   | 454.005.00         | 400.004  |               | 1,0                       | 654 DOE 00                 | en                 |
| 18               | sites (general of all four sites)  Mobilization/Demobilization of personnel and equipment on  | 100%   | LS    | \$54,005.00        | 100.0%   |               | LS                        | \$54,005.00                | \$0                |
| 8a               | Mobilization/Demobilization of personnel and equipment on<br>sites (Building 4) - Access  | 100%   | LS    | \$70,000.00        | 0.0%   |               | LS                        | \$0.00                     | \$0                |
| Ja               | Mobilization/Demobilization of personnel and equipment on   | 10076  | 10    | W/ 0,000.00        | 0.070  | -             |                           | -                          |                    |
|                  | sites (Building 3) - Access   | 100%   | LS    | \$70,000,00        | 0.0%   |               | LS                        | \$0.00                     | SC                 |
| 8b               | Mobilization/Demobilization of personnel and equipment on   |        |       |                    |  |               | 15.5                      |                            |                    |
| 8b               |   |        | LS    | \$90,000,00        | 100 0%   |               | LS                        | \$81,000.00                | \$9,000            |
|                  | sites (Building 2) - Access   | 100%   |       |                    |  |               | 1 1                       |                            |                    |
| 8c               | sites (Building 2) - Access  Mobilization/Demobilization of personnel and equipment on  |        |       |                    |  |               | 100                       | 070                        |                    |
| 8c               | sites (Building 2) - Access  Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access  | 100%   | LS    | \$70,000 00        | 100 0%   |               | L8                        | \$70,000.00                | \$0                |
| 8c<br>8d         | sites (Building 2) - Access  Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access  Cost of a building permit if required by the local authority,   | 100%   | LS    | 1                  |  |               | E.                        |                            | \$0                |
| 18c<br>18d<br>19 | sites (Building 2) - Access  Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access  Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit |        |       | - landing          |  |               | LS<br>Allow               | \$70,000 0D<br>\$10,000 0D | \$0                |
| 8c<br>8d         | sites (Building 2) - Access  Mobilization/Demobilization of personnel and equipment on sites (Building 1) - Access  Cost of a building permit if required by the local authority,   | 100%   | LS    | 1                  | 100.0%   | \$25.00       | E.                        |                            |                    |

| ORIGINAL CONTRACT PRICE ( Less GST ) | \$1,181,205.00 |
|--------------------------------------|----------------|
| TOTAL INVOICED TO DATE               | \$614,616.00   |
| TOTAL HOLDBACK TO DATE               | \$61,461.60    |
| G.S.T. INVOICED TO DATE              | \$27,657.72    |

\$548,957.00

Current Billing 10% Holdback 5% G.S.T.

\$65,659.00 \$6,565.90 \$59,093.10 \$2,954.66

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  | Application for payment number5   |
|---|---|
| second and subsequent progress payments; or release of holdback.  | dated August 31, 2021 is the last   |
| nformation Appearing in the Contract Documents  | application for payment for which the Contractor has received payment.  |
| Name of Project Exterior wall and balcony repairs at 12184, 121 Maple Ridge   | 86, 12188, 12190 24th St.   |
| Date of Contract: March 17, 2021  |   |
| Name of Owner   | Name of Contractor  |
| CAPREIT Limited Partnership<br>c/o McIntosh Perry   | The RESTORERS Group Inc.  |
| Declaration   |   |
| <ol> <li>identified above, except for:</li> <li>holdback monies properly retained,</li> <li>payments deferred by agreement, or</li> <li>payment withheld by reason of legitimate dispute which has been withheld.</li> <li>I make this solemn declaration conscientiously believing it to be</li> </ol> | is been identified to the party or parties from whom paymen   |
| made under oath.  |   |
| Declared before me in <u>Richmond Hill, ON</u> this   | 30 day of September in the year 2021  |
| Charles Doke Name Director  | Christine Renee Doke,   |
| Title   | a Commissioner, etc.,<br>Regional Municipality of York,<br>for The Restorers Group Inc.<br>Expires July 14, 2022. |
| (.)   | a Commissioner, etc.,   |

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#### Assessment Department Location Mailing Address

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com

#### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 October 08, 2021

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to July 01, 2021.

The next payment that will affect this firm's clearance status is due on October 20, 2021.

This information is only provided for the purposes of Section 258 of the Workers Compensation Act, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

**Employer Service Centre** Assessment Department

Clearance Reference #: C132657259

CLRA1A

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February 15,2022

CAPREIT Limited Partnership 11 Church Street, Suite 401 Toronto, ON M5E 1W1

Attention: Mr. Gobal Mailwaganam

**Managing Director, Municipal Affairs & Housing and Operations** 

Re: PO No. 8501950

12184,12186,12188,12190 224th Street, Maple Ridge, BC

Progress Draw No. 10

Our Reference No: V1919264CM

As requested, we have reviewed the attached Invoice No. 010997, dated January 31,2022, submitted by The Restorers Group Inc. This letter will serve to confirm that the amount of **\$1,104,777.00**, listed in Invoice No. 010997 accurately represents the total work done for exterior wall and balcony repairs at 224<sup>th</sup> Street, Maple Ridge, BC.

We therefore recommend payment \$71,436.33, including GST, arrived at as follows:

 Draw #10 - Invoice 010997:
 \$75,594.00

 Less:10% Holdback
 \$7,559.40

 Sub-Total
 \$68,034.60

 Plus: 5% G.S.T
 \$3,410.73

 Total Payment Due:
 \$71,436.33

If you have any questions, please call us at 604-553-4774.

Yours truly,

**McIntosh Perry Limited** 

Reviewed by:

Quinton Daem

Project Coordinator

Gavin Johnson B.Arch. Sc. BSS Senior Project Manager Restoration

Debbie Wittred, McIntosh Perry, <u>d.wittred@mcintoshperry.com</u>
Troy Westlake, The Restorers Group, <u>troy@restorersgroup.ca</u>



**INVOICE:** 

010997

**INVOICE TO:** 

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

Gheorghe Piscociu

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

January 31, 2022

TERMS:

As per contract

PROJECT LOCATION 12184, 12186, 12188,

12190,224th St.

Maple Ridge

# **PROGRESS INVOICE NO. 10**

| Total amount due this invoice                               | \$71,436.33    |
|---|----------------|
| Add 5% G.S.T.   | \$3,401.73     |
| Current invoice amount                                      | \$68,034.60    |
| Less 10% Holdback   | \$7,559.40     |
| Current invoice amount                                      | \$75,594.00    |
| <u>Less</u> Progress Invoice No. 1, 2, 3, 4, 5, 6, 7, 8 & 9 | \$1,029,183.00 |
| Value of work completed to date as per attached spreadsheet | \$1,104,777.00 |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642

# INVOICE STATEMENT

**CAPREIT Limited Partnership** 

#200 - 6240 Highway 7 Woodbridge, Ontario Attn: Gheorghe Piscociu P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: 8501950 R2447

In progress
31-Jan-22
AS PER CONTRACT
12184, 12186, 12188, 12190 224th St, Maple Ridge Project Location:

| Pr              | ogress Invoice No. 10  |                 |       | Type of Work:             | 2-0-0               |               | III and E | Balcony Repair       |                    |
|-----------------|--|-----------------|-------|---------------------------|---------------------|---------------|-----------|----------------------|--------------------|
| Item            | Description  | Estima<br>Quant |       | Original<br>Amount        | Quantity<br>to Date | Unit<br>Price |           | Previous<br>Billings | Current<br>Billing |
|                 | Base Bid and Optional Items  |                 |       | 3                         |                     |               |           |                      |                    |
| alcor           | ny Areas   |                 |       |                           |                     |               |           |                      |                    |
|                 | Carefully remove the existing balcony enclosure railing  |                 |       |                           |                     |               |           |                      |                    |
| 1a              | assembly across the entire width and side of each balcony area down to the balcony deck and wood joist framing   | 740             | m     | \$28.860.00               | 552                 | \$39.00       | m         | \$21,528 00          | \$0                |
| Id              | Carefully remove the existing balcony enclosure railing  | 740             | -10   | 328 660 00                | 36.12               | 3.10.00       |           | BZ 1,320 00          |                    |
|                 | assembly across the entire width and side of each balcony  |                 |       |                           |                     |               |           |                      |                    |
| 1b              | area down to the concrete deck   | 300             | m     | \$11,100.00               | 273                 | \$37.00       | m         | \$10,101.00          | \$0                |
|                 | Remove the existing balcony soffit assembly where required   |                 |       |                           | 1                   |               |           |                      |                    |
| 2               | and instructred by the consultant, store for reinstallation,<br>reinstall following completion of balcony deck repairs   | 450             | m2    | \$51,750.00               | 678                 | \$115.00      | m2        | \$72,910.00          | \$5.060            |
| _               | Concrete major delamination repair on the topside of the   |                 |       |                           | -                   | *******       | 1         |                      |                    |
| 7.1             | balcony slabs, associated with rust reinforcing steel, 20mm  |                 |       |                           |                     |               |           | 1.00                 |                    |
| 3               | minimum depth  | 7               | m2    | \$4,900 00                | 34                  | \$700.00      | m2        | \$16,800,00          | \$7,000            |
|                 | Repair deteriorated concrete forming exposed floor slab<br>edges, including replacement of the concrete over the height  |                 |       |                           |                     |               | 1 1       |                      |                    |
|                 | of the slab to a maximum depth equal to 300mm, including   | 1               |       |                           | 1 1                 |               | 1 1       |                      |                    |
|                 | the installation of shoring and formwork across the entire   | -               |       |                           |                     |               | 11        | 20.50                |                    |
| 4               | length of the balcony  | 0               | m     | \$0.00                    | 0                   | \$500.00      | m         | 50.00                | \$0                |
| 5               | Through slab repair of the balcony slabs   | 0               | m2    | \$0.00                    | 0                   | \$1,300.00    | m2        | \$0.00               | \$0                |
|                 | Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies |                 |       |                           |                     |               |           |                      |                    |
|                 | Supply and install new waterproofing membrane over the   |                 |       |                           |                     |               |           |                      |                    |
| 6               | balcony decks including all preparation of existing and newly installed sheathing, upturns, and all sealants including cants   | 755             | m2    | \$132,125,00              | 648                 | \$175.00      | m2        | \$93,100,00          | \$20,300           |
| 0               | Remove the existing sheathing board on the top surface of  | 700             | mz    | \$132,125,00              | 048                 | 3173.00       | 1112      | 253,100.00           | 91210 10110        |
|                 | the balcony decks where instructed by the consultant down to   |                 |       |                           |                     |               | 11 1      | 1                    |                    |
|                 | the underlying wood framing. Replace sheathing board   |                 |       |                           | l I                 |               |           | 1                    |                    |
| _               | forming part of balcony decks where directed by the  |                 |       | 251.050.00                | 400                 | #455.00       |           | 858 830 88           | C40 740            |
| 7               | consultant.  Remove and replace the front header on the existing balcony   | 350             | m2    | \$54,250.00               | 468                 | \$155.00      | m2        | \$59,830.00          | \$12.710           |
|                 | railing assembly, a dual 2x10 header is required, this work  |                 |       |                           |                     |               | 1 1       |                      |                    |
|                 | shall include the supply and install of a new metal drip   | 1.0             |       |                           |                     |               | 1 1       |                      |                    |
| 8               | flashing over the edge of the balcony  | 740             | m     | \$102,860.00              | 715                 | \$139.00      | m         | \$99,385.00          | \$0                |
|                 | Remove and replace deteriorated wood joist framing forming   |                 |       |                           |                     |               |           |                      |                    |
|                 | part of the balcony areas. This work assumes a (2x10) section joist is to be restored and includes all fasteners and   |                 |       |                           |                     |               |           |                      |                    |
| 9               | through boits  | 300             | m     | \$36,300.00               | 772                 | \$121 OD      | m         | \$93,412 00          | \$0                |
|                 | Remove and replace or apply sealant where missing at joints  |                 |       |                           |                     |               |           |                      |                    |
| 10              | within the exterior wall assembly or within the balcony wall   | 750             | _     | 840 500 00                | 563                 | \$00 DD       | m         | \$10,140.00          | \$4.498            |
| 10              | assembly where instructed by the consultant  | 750             | m     | \$19,500.00               | 202                 | \$26.00       | 1 10      | \$10,140,00          | 34,430             |
| 11a             | Install a new aluminum post and picket panel railing assembly<br>across the balcony edges (wood decks) at each floor level<br>including all lasteners and through bolt connections, following<br>completion of the deck repairs detailed above where they<br>existing balcony railing has been removed       | 740             | m     | \$184,260.00              | 402                 | \$249.00      | м         | \$64 162 00          | \$15_936           |
| 11b             | Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through boll connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed                | 300             | m     | \$78,000.00               | 197                 | \$260.00      |           | \$43,680.00          | \$7,540            |
| 12              | Carefully remove and replace balcony divider wall panels<br>throughout all four buildings without damaging surrounding<br>wall assemblies  | 60              | each  | \$57,000.00               | 62                  | \$950.00      | each.     | \$57,000.00          | \$1,900            |
|                 | or Walls   |                 | 400   | 901,000,00                |                     |               | 1-3-57    |                      |                    |
|                 | Remove and replace deteriorated sealant and apply where  |                 |       | V                         |                     |               |           |                      |                    |
| 13              | missing as instructed by the consultant  | 0               | m     | \$0.00                    | - 0                 | \$23.00       | m         | \$0.00               | \$0                |
| 14              | Remove spalled and cracked brickwork where instructed by<br>the consultant   | 0               | each  | \$0.00                    | 0                   | \$40.00       | each      | \$0.00               | \$0                |
| 15              | Rout out and repoint deteriorated mortar joints  | 0               | m     | \$0.00                    | 0                   | \$45.00       | m         | \$0.00               | \$0                |
|                 | Where exposed clean, prime and paint exposed areas of shelf  |                 |       |                           |                     |               |           |                      |                    |
|                 | angles and lintels including supply and installation of new  |                 |       |                           |                     |               |           |                      |                    |
| 16              | throughwall flashing and membrane  | 15              | m     | \$5,850.00                | 0                   | \$390.00      | m         | \$0.00               | \$0                |
|                 | Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony   |                 |       |                           |                     |               | 1 1       |                      |                    |
|                 | areas and the enclosure walls themselves and the lead  |                 |       |                           |                     |               | 1 1       |                      |                    |
|                 | contaminated siding at locations within the specification in   | 2.00            |       |                           |                     |               | 1 1       |                      |                    |
| 17              | order to carry out the repair work   | 100%            | LS    | \$15,000.00               | 90.0%               |               | LS        | \$13 500 00          | \$0                |
| 18              | Mobilization/Demobilization of personnel and equipment on  | 100%            | 10    | \$54,005.00               | 100.0%              |               | 18        | \$54,005.00          | \$0                |
| 10              | sites (general of all four sites)  Mobilization/Demobilization of personnel and equipment on   | 100%            | LS    | \$54,UU5.D0               | 100.0%              |               | 10        | DIN DUS DU           | 20                 |
| 18a             | sites (Building 4) - Access  | 100%            | LS    | \$70,000.00               | 0.0%                |               | LS        | \$0.00               | \$0                |
| 200             | Mobilization/Demobilization of personnel and equipment on  |                 |       |                           |                     |               |           |                      |                    |
| 18b             | sites (Building 3) - Access  | 100%            | LS    | \$70,000.00               | 100.0%              |               | LS        | \$70,000,00          | \$0                |
| 8c              | Mobilization/Demobilization of personnel and equipment on<br>sites (Building 2) - Access   | 100%            | LS    | \$90,000.00               | 100.0%              |               | LS        | \$90,000,00          | \$0                |
|                 | Mobilization/Demobilization of personnel and equipment on  | 100.00          | 1.0   | 320,000                   | 30000               |               | 1         |                      |                    |
| UU              |  | 100%            | LS    | \$70,000.00               | 100 0%              |               | LS        | \$70,000.00          | \$0                |
|                 | sites (Building 1) - Access  | 10070           |       |                           |                     |               | 1         |                      |                    |
| l8d             | Cost of a building permit if required by the local authority,  |                 |       |                           |                     |               | Au .      | 040 000 0            |                    |
| 18d             | Cost of a building permit if required by the local authority, excluding the soft costs associated with obtaining the permit  | 100%            | Allow | \$10,000.00               | 100 0%              |               | Allow     | \$10,000,00          | \$0                |
| 18d<br>19<br>20 | Cost of a building permit if required by the local authority,  |                 |       | \$10,000.00<br>\$6,375.00 |                     | \$25.00       | Allow     | \$10 000 00          | \$650              |

\$1,181,205.00 \$1,104,777.00 \$110,477.70 \$49,714.97

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Current Billing 10% Holdback

5% G.S.T.

\$75,594.00 \$7,559.40 \$68,034.60 \$3,401.73

# **Statutory Declaration of Progress Payment Distribution by Contractor**

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either   | Application for payment number7   |
|--|---|
| second and subsequent progress payments; or release of holdback.   | dated October 29, 2021 is the last application for payment for which the Contractor has   |
| Information Appearing in the Contract<br>Documents   | received payment.   |
| Name of Project  |   |
| Exterior wall and balcony repairs at 12184, Maple Ridge  | 12186, 12188, 12190 224th St.   |
| Date of Contract: March 17, 2021   |   |
| Name of Owner  | Name of Contractor  |
| CAPREIT Limited Partnership c/o McIntosh Perry   | The RESTORERS Group Inc.  |
| Declaration  |   |
| Contractor in the performance of the work as required by the responsible, have been paid in full as required by the Contridentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it to made under oath.  Declared before me in Richmond Hill, ON this City/Town and Province  Charles Doke  Name Director  Title | chinery and equipment which have been incurred directly by the the Contract, and for which the Owner might in any way be held ract up to and including the latest progress payment received, as the has been identified to the party or parties from whom payment to be true, and knowing that it is of the same force and effect as if  31 day of January in the year 2022  Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc.  Expires July 14, 2022.  (A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.) |
| Signature  | This agreement is protected by  |

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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CCDC Copyright 2018
Canadian Construction Documents Committee



# Assessment Department Location Mailing Address 6951 West

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

# 6951 Westminster Highway Richmond BC

Richmond BC V7C 1C6 www.worksafebc.com

### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 February 07, 2022

Person/Business: THE RESTORERS GROUP INC.

**Account number: 200212591** 

This letter provides clearance information for the purposes of Section 258 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **April 01, 2022.** 

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre Assessment Department

Clearance Reference #: C132910100

CLRAAA

# McINTOSH PERRY

May 20, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24th Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 1

Our Reference No: 214412

As requested, we have reviewed the first invoice No. 10297 dated April 30, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$150,976.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of \$142,672.32 arrived at as follows:

 Total Work:
 \$ 150,976.00

 Less 10% Holdback
 \$ 15,097.60

 Sub-Total
 \$ 135,878.40

 Plus G.S.T.
 \$ 6,793.92

 Amount Due:
 \$ 142,672.32

If you have any questions, please call.

Yours truly,

**McIntosh Perry Limited** 

John Fitzgerald, B.Tech. Vice President, Building Restoration



INVOICE:

010297

INVOICE TO:

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

John Fitzgerald

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

INVOICE DATE:

April 30, 2021

TERMS:

As per contract

PROJECT LOCATION 2184, 12186, 12188, 12190, 24th St.

Maple Ridge

# PROGRESS INVOICE NO. 1

| Value of work completed to date as per attached spreadsheet | \$150,976.00 |
|---|--------------|
| Less 10% Holdback   | \$15,097.60  |
| Current invoice amount                                      | \$135,878.40 |
| Add 5% G.S.T.   | \$6,793.92   |
| Total amount due this invoice                               | \$142,672.32 |

Interest charges (as per CCDC) will be applied on overdue invoices.



Please remit

payment to

# INVOICE STATEMENT

CAPREIT Limited Partnership

c/o McIntosh Perry #200 - 6240 Highway 7 Woodbridge, Ontario

Attn: John Fitzgerald
Progress Invoice No. 1

8501950 R2447 In progress 30-Apr-21 AS PER CONTRACT 12184, 12185, 12188, 12190 224th St, Maple Ridge Exterior Wall and Raicony Repairs P O #: RGI Job #: Date Complete: Invoice Date:

Payment Terms: Project Location:

| PI    | rogress Invoice No. 1   |        |       |     | ype of Work:       |                     | Exterior   | Wall and | Balcony Repai        | irs wapie       |
|-------|---|--------|-------|-----|--------------------|---------------------|------------|----------|----------------------|-----------------|
| Item  | Description  Base Bid and Optional Items  | 100000 | mate  |     | Original<br>Amount | Quantity<br>to Date | Unit       |          | Previous<br>Billings | Current         |
| Balco | ny Areas  |        |       |     |                    |                     |            |          |                      |                 |
|       | Carefully remove the existing balcony enclosure railing   |        | -     | -   |                    | ,                   |            |          |                      |                 |
|       | assembly across the entire width and side of each balcony   |        | 1     |     |                    |                     |            |          |                      |                 |
| 1a    | area down to the balcony deck and wood joist framing  | 7      | 40    | m   | \$28,860.00        |                     | 100000     |          | 8-11                 |                 |
|       | Carefully remove the existing balcony enclosure railing   |        | 10    |     | \$20,000.00        | 75                  | \$39.00    | m        | \$0.00               | \$2,92          |
|       | assembly across the entire width and side of each balcony   |        |       |     |                    |                     |            |          |                      |                 |
| 16    | area down to the concrete deck  | 3/     | 00 1  | T   | \$11,100.00        | 35                  | 537.00     | in       | \$0.00               | 51.00           |
|       | Remove the existing balcony soffit assembly where required  |        |       |     |                    |                     | 907.00     | 111      | \$0.00               | \$1,29          |
| 2     | and instructred by the consultant, store for reinstallation,  |        |       |     |                    | 117 7               | 7          |          |                      |                 |
| -     | reinstall following completion of balcony deck repairs  Concrete major delamination repair on the topside of the  | - 45   | 50 m  | 12  | \$51,750.00        | 67                  | 5115 00    | m2       | 50.00                | \$7,70          |
|       | balcony slabs, associated with rust reinforcing steel, 20mm   |        |       |     |                    |                     |            | 1 111    |                      | -               |
| 3     | minimum depth   |        | 7 17  |     | 24,877             |                     |            | 1/44     |                      |                 |
|       | Repair deteriorated concrete forming exposed floor slab   |        | 7 17  | 12  | \$4,900.00         | 0                   | \$700.00   | m2       | \$0.00               | - \$0           |
|       | edges, including replacement of the concrete over the height  |        |       |     |                    |                     |            |          |                      |                 |
|       | of the slab to a maximum depth equal to 300mm, including  |        |       | - 1 |                    |                     |            |          |                      |                 |
|       | the installation of shoring and formwork across the entire  |        |       |     |                    |                     |            | 1 1      |                      |                 |
| 4     | length of the balcony   |        | 5 0   | 7   | \$2,500.00         | 0                   | \$500.00   | m        | \$0.00               |                 |
| 5     | Through slab repair of the balcony slabs  |        | 3 m   | 2   | \$3,900.00         |                     | \$1,300.00 |          | 50.00                | 50              |
|       | Remove the existing waterproofing membrane material on  |        |       |     |                    |                     | 9.1/999.00 | 702      | 20.00                | \$0             |
|       | the top surface of the balcony decks where instructed by the<br>consultant down to the underlying wood sheathing and<br>framing. This work shall include the removal of all perimeter<br>sealants and metal flashings that adjoin the exterior wall<br>assemblies.  Supply and install new waterproofing membrane over the<br>balcony decks including all preparation of existing and newly |        |       |     |                    |                     |            |          |                      |                 |
| 0     | installed sheathing, uptums, and all sealants including cante   | 75     | 5 m   | 2   | E432 456 00        | 0.7                 | *****      |          | 4 77 77              |                 |
| - 1   | Remove the existing sheathing board on the top surface of   | 7.5    | 411.  | -   | \$132,125.00       | 57                  | \$175.00   | m2       | 50.00                | \$11,725        |
|       | the balcony decks where instructed by the consultant down   |        |       |     |                    |                     |            | 1 1      |                      |                 |
| - 1   | to the underlying wood framing. Replace sheathing board   |        |       |     |                    |                     |            | . 1      |                      |                 |
| 7     | forming part of balcony decks where directed by the   |        | 1     |     |                    |                     |            | 1 1      |                      |                 |
|       | consultant.   | 350    | m2    | 2   | \$54,250.00        | 46                  | \$155.00   | m2       | \$0.00               | 57,130          |
| 1     | Remove and replace the front header on the existing balcony<br>railing assembly, a dual 2x10 header is required, this work  |        |       |     |                    | -                   |            |          | -0.00                | 21,130          |
|       | shall include the supply and install of a new metal drip  |        |       |     |                    |                     |            |          |                      |                 |
|       | flashing over the edge of the balcony and shall include a   |        |       |     |                    |                     |            |          |                      |                 |
| В     | finihsed section of hardi board to provide a neat finish  | 730    |       |     | 2022 344 47        |                     |            |          |                      |                 |
|       | Remove and replace deteriorated wood joist framing forming  | 740    | m     | +   | \$102,860.00       | 95                  | 5139.00    | m        | \$0.00               | \$13,205        |
| 1     | Dart of the balcony areas. This work assumes a (2v10)   |        |       |     |                    |                     |            |          |                      |                 |
| . 14  | section joist is to be restored and includes all fasteners and  |        |       |     |                    |                     |            | 1 1      |                      |                 |
| 9 1   | nrough boits  | 300    | 777   |     | \$36,300.00        | 21                  | \$121.00   | m        | \$0.00               | 80.514          |
| 1     | Remove and replace or apply sealant where missing at joints   |        |       |     |                    | -                   | 9-12-1:UU  | 1 1      | 30.00                | \$2,541         |
| 0     | within the exterior wall assembly or within the balcony wall  |        |       |     |                    |                     |            |          |                      |                 |
|       | assembly where instructed by the consultant<br>install a new aluminum post and picket panel railing   | 750    | m     |     | \$19,500.00        | 0                   | \$26.00    | m        | \$0.00               | 50.             |
| la n  | issembly across the balcony edges (wood decks) at each loor level including all fasteners and through boit connections, following completion of the deck repairs fetalled above where they existing balcony railing has been emoved.  | 740    | m     |     | \$184,260 00       | p                   | \$249.00   | m        |                      |                 |
| 10    | nstall a new aluminum post and picket panel railing   |        |       |     | 3.00,000           | -                   | 4245.00    | - In     | \$0.00               | \$0.0           |
| lb n  | issembly across the balcony edges (concrete deck) at each oor level including all fasteners and through bolt oon evel including all fasteners and through bolt oonnections, following completion of the deck repairs letailed above where they existing balcony railing has been amoved arefully remove and replace balcony divider wall panels:  | 300    | m     |     | \$78,000.00        | a                   | \$260,00   | m        | \$0.00               | \$0.0           |
| U     | proughout all four buildings without damaging surrounding   |        |       |     |                    |                     |            |          |                      |                 |
| 2 W   | all assemblies  | 60     | each  |     | \$57,000 00        | 0                   | \$950.00   | each     | \$0.00               | 4.0             |
|       | Walls   |        |       |     |                    | 91                  |            | Luduri   | 20.00                | \$0.0           |
| 3 17  | emove and replace deteriorated sealant and apply where  | -      |       |     |                    |                     |            |          |                      |                 |
| P     | sissing as instructed by the consultant<br>emove spalled and cracked brickwork where instructed by  | 600    | m     |     | \$13,800,00        | 0                   | \$23.00    | m        | \$0.00               | 50.0            |
| 4 tt  | emove sparied and cracked brickwork where instructed by le consultant   | 100    |       |     | 100                |                     |            |          |                      | 30.0            |
|       | out out and repoint deteriorated mortar joints  | 100    | each  | -   | \$4,000.00         | Ō                   | \$40.00    | each     | \$0.00               | 50.0            |
|       | here exposed clean, prime and paint exposed areas of  | 250    | m     | -   | \$11,250.00        | 0                   | \$45.00    | m        | \$0.00               | 50.0            |
| SI    | nell angles and lintels including supply and installation of  |        |       |     |                    |                     |            |          |                      |                 |
| ne ne | ew throughwall flashing and membrane  | 15     | m     |     | \$5,850.00         |                     | *****      |          | 2.3                  |                 |
| C     | ost associated with safely removing the ashestos  | - 14   | - 111 |     | 35,850.00          | . 0                 | \$390.00   | m        | \$0.00               | \$0.0           |
| co    | ontaminated materials from exterior walls and the balcony<br>eas and the enclosure walls themselves and the lead<br>ontaminated siding at locations within the specification in   |        |       |     |                    |                     |            |          |                      |                 |
| OV    | der to carry out the repair work  | 100%   | LS    | 1   | \$15,000.00        | 33 0%               |            | LS       | 60.00                | ALCOHOL:        |
| Sil   | obilization/Demobilization of personnel and equipment on  |        |       |     |                    |                     |            |          | 50.00                | \$4,950.0       |
|       | les (general of all four sites)   | 100%   | LS    |     | \$54,000.00        | 75.0%               |            | LS       | \$0.00               | \$40,500.00     |
| a si  | obilization/Demobilization of personnel and equipment on les (12184 224 Street) - Access  | 16-11  |       |     |                    |                     |            |          | 70.00                |                 |
|       | obilization/Demobilization of personnel and equipment on  | 100%   | LS    |     | \$70,000.00        | 0.0%                |            | LS       | \$0.00               | \$0.0           |
| sit   | es (12186 224 Street) - Access  |        | W     |     | DEC. 2.77          |                     |            |          |                      | 20.0            |
|       | obilization/Demobilization of personnel and equipment on  | 100%   | LS    | -   | \$70,000.00        | 0.0%                |            | LS       | \$0.00               | \$0.0           |
| Sit   | es (12188 224 Street) - Access  | 100%   | 15    |     | 200.000            |                     |            |          | P-1-1                |                 |
| M     | obilization/Demobilization of personnel and equipment on  | 10/0%  | LS    | -   | \$90,000.00        | 0.0%                |            | LS.      | 50.00                | \$0.00          |
|       | gc /12100 224 Stepati Assess  | 2000)  | 10    |     | 770 000 00         | 70.0%               |            | 10       | 0.00                 | The boundary of |
| 3 5/1 | es (12190 224 Street) - Access  | 1,00%  | 1,55  |     |                    |                     |            |          |                      |                 |
| Co    | ost of a building permit if required by the local authority,<br>cluding the soft costs associated with obtaining the permit   | 1,00%  | LS    |     | \$70,000.00        | 70,076              |            | LS       | \$0.00               | \$49,000.00     |

ORIGINAL CONTRACT PRICE ( Less GST )...
TOTAL INVOICED TO DATE.....
TOTAL HOLDBACK TO DATE..... \$1,181,205.00 \$150,976.00 \$15,097.60 G.S.T. INVOICED TO DATE. \$6,793.92

\$0.00

Current Billing 10% Holdback 5% G.S.T.

\$150,976.00 \$15,097.60 \$135,878.40 \$6,793.92



Assessment Department Location
Mailing Address
PO Box 5350
Richmond

Vancouver BC V6B 5L5

6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com Clearance Section
Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3

May 06, 2021

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **April 01, 2021**.

The next payment that will affect this firm's clearance status is due on July 20, 2021.

This information is only provided for the purposes of Section 258 of the Workers Compensation Act, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre Assessment Department

Clearance Reference #: C132359564

CLRA1A

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# McINTOSH PERRY

September 3, 2021

CAPREIT GP Inc.
11 Church Street, Suite 401
Toronto, Ontario
M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 24<sup>th</sup> Street Maple Ridge

Purchase Order No. 8501950

Progress Draw No. 5

Our Reference No: 214412

As requested, we have reviewed the fifth invoice No. 10564 dated August 31, 2021 submitted by The Restorers Group Inc. Please find the original invoice attached with this letter.

This letter will serve to confirm that the amount of \$548,957.00 accurately represents the value of the repair work carried out by The Restorers Group Inc. at this building to date.

We therefore recommend payment of \$100,984.82 arrived at as follows:

 Total Work:
 \$ 106,862.25

 Less 10% Holdback
 \$ 10,686.23

 Sub-Total
 \$ 96,176.02

 Plus G.S.T.
 \$ 4,808.80

 Amount Due:
 \$ 100,984.82

If you have any questions, please call.

Yours truly,

**McIntosh Perry Limited** 

John Fitzgerald, B.Tech. Vice President, Building Restoration



**INVOICE TO:** 

**CAPREIT Limited Partnership** c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

ATTN:

John Fitzgerald

**INVOICE:** 

010564

P.O. NO:

8501950

JOB NO:

R2447

DATE COMPLETED: In progress

**INVOICE DATE:** 

August 31, 2021

TERMS:

As per contract

PROJECT LOCATION:12184,12186,12188,

12190,24th St. Maple Ridge

# **PROGRESS INVOICE NO. 5**

| Total amount due this invoice                               | \$100,984.82 |
|---|--------------|
| Add 5% G.S.T.   | \$4,808.80   |
| Current invoice amount                                      | \$96,176.02  |
| <u>Less</u> 10% Holdback                                    | \$10,686.23  |
| Current invoice amount                                      | \$106,862.25 |
| Less Progress Invoice No. 1, 2, 3 & 4                       | \$442,094.75 |
| Value of work completed to date as per attached spreadsheet | \$548,957.00 |

Interest charges (as per CCDC) will be applied on overdue invoices.



HST# RT874032642

# INVOICE STATEMENT

CAPREIT Limited Partnership

#200 - 6240 Highway 7 Woodbridge, Ontario Attn: John Filzgerald P O #: RGI Job #: Date Complete: Invoice Date: Payment Terms: Project Location: 8501950 R2447 In progress 31-Aug-21 AS PER CONTRACT 12184, 12186, 12188, 12190 224th St, Maple Ridge

| Type of Work: | Exterior Wall and Balcony Repair |
|---------------|----------------------------------|
| Type of Work: | Exterior Wall and Balcony Repa   |

| -6.1     | ogress Invoice No. 5   | Estima | ated  | Type of Work:<br>Original   | Quantity | Unit                |        | Previous                  | Current          |
|----------|--|--------|-------|-----------------------------|----------|---------------------|--------|---------------------------|------------------|
| ltem     | Description  | Quan   |       | Amount                      | to Date  | Price               |        | Billings                  | Billing          |
|          | Base Bid and Optional Items  | _      |       |                             |          |                     |        |                           |                  |
| alcor    | ny Areas   | -      |       |                             |          | _                   |        |                           |                  |
| 4        | Carefully remove the existing balcony enclosure railing assembly across the entire width and side of each balcony  |        | 1,    | ******                      |          | ****                |        | \$6,552.00                | F2 744           |
| 1a       | area down to the balcony deck and wood joist framing Carefully remove the existing balcony enclosure railing   | 740    | m     | \$28,860.00                 | 264      | \$39.00             | int    | \$6,552.00                | 53,744           |
| 1b       | assembly across the entire width and side of each balcony area down to the concrete deck   | 300    | m     | \$11,100.00                 | 147      | \$37.00             | m      | \$3.256.00                | \$2 183          |
| 2        | Remove the existing balcony soffit assembly where required<br>and instructred by the consultant, store for reinstallation,   | 450    | m2    | \$51,750.00                 | 306      | \$115.00            | m2     | \$25,990.00               | \$9,200          |
| 2        | reinstall following completion of balcony deck repairs Concrete major detamination repair on the topside of the  | 470    | m2    | \$31,730,00                 | 300      | 2110.00             | 1112   | 323,990.00                | 35,200           |
| 3        | balcony slabs, associated with rust reinforcing steel, 20mm<br>minimum depth   | - 2    | m2    | \$4,900.00                  | 9        | \$700.00            | m2     | \$4,900.00                | \$1,400          |
|          | Repair deteriorated concrete forming exposed floor slab edges, including replacement of the concrete over the height of the slab to a maximum depth equal to 300mm, including the installation of shoring and formwork across the entire   |        |       |                             |          |                     |        |                           |                  |
| 4        | length of the butcony  | 0      | m     | \$0.00                      | 0        | \$500.00            | m      | \$0.00                    | \$0              |
| 5        | Through slab repair of the balcony slabs.  Remove the existing waterproofing membrane material on the top surface of the balcony decks where instructed by the consultant down to the underlying wood sheathing and framing. This work shall include the removal of all perimeter sealants and metal flashings that adjoin the exterior wall assemblies. | 0      | m2    | \$0.00                      | 0.       | \$1,300.00          | m2     | \$0.00                    | \$0              |
| 6        | Supply and install new waterproofing membrane over the<br>balcony decks including all preparation of existing and newly<br>installed sheathing, upturns, and all sealants including cants  | 755    | m2    | \$132,125.00                | 271      | \$175.00            | m2     | \$39,550.00               | \$7,875          |
|          | Remove the existing sheathing board on the top surface of<br>the balcony decks where instructed by the consultant down to<br>the underlying wood framing Replace sheathing board<br>forming part of balcony decks where directed by the  |        |       |                             |          |                     |        |                           |                  |
| 7        | consultant   | 350    | m2    | \$54,250.00                 | 168      | \$155.00            | m2     | \$20,460,00               | \$5 580          |
| 8        | Remove and replace the front header on the existing balcony<br>railing assembly, a dual 2x10 header is required, this work<br>shall include the supply and install of a new metal drip<br>flashing over the edge of the balcony and shall include a  | 740    |       | 0400.000.00                 | 707      | \$139.00            |        | \$30,302.00               | \$12,371         |
| 0        | finihsed section of hardi board to provide a neat finish  Remove and replace deteriorated wood joist framing forming part of the balcony areas This work assumes a (2x10)  | 740    | m     | \$102,860.00                | 307      | \$139.00            | m      | 830,302,00                | B12,37           |
| 9        | section joist is to be restored and includes all fasteners and through boits   | 300    | m     | \$36,300.00                 | 246      | \$121.00            | m      | \$27,830.00               | \$1,936          |
|          | Remove and replace or apply sealant where missing at joints within the exterior wall assembly or within the balcony wall   |        |       |                             |          | 1.00                |        |                           |                  |
| 10<br>1a | assembly where instructed by the consultant  Install a new aluminum post and picket panel railing assembly across the balcony edges (wood decks) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed                  | 750    | m     | \$19,500 00<br>\$184,260.00 | 186      | \$26 00<br>\$249 00 | m      | \$3,925.00<br>\$32,619.00 | \$910<br>\$6.723 |
|          | Install a new aluminum post and picket panel railing assembly across the balcony edges (concrete deck) at each floor level including all fasteners and through bolt connections, following completion of the deck repairs detailed above where they existing balcony railing has been removed  | 300    | m     | \$78,000.00                 | 82       | \$280.00            | m      | \$17,680.00               | \$3 64           |
|          | Curefully remove and replace balcony divider wall panels<br>throughout all four buildings without damaging surrounding   |        |       |                             |          |                     |        |                           |                  |
|          | well assemblies  | 60     | each  | \$57,000.00                 | 28       | \$950 00            | each   | \$21,850.00               | \$4,75           |
|          | Remove and replace deteriorated sealant and apply where  |        |       |                             |          |                     | $\Box$ |                           |                  |
| 3        | missing as instructed by the consultant Remove spalled and cracked brickwork where instructed by   | 0      | m     | \$0.00                      | 0        | \$23.00             | m      | \$0.00                    | \$               |
| 15       | the consultant Rout out and repoint deteriorated mortar joints   | 0      | -     | \$0.00<br>\$0.00            | 0        | \$40.00             | m      | \$0.00                    | <u>s</u>         |
| i o      | Where exposed clean, prime and paint exposed areas of shelf angles and lintels including supply and installation of new  | U      | m     | 30.00                       | Ť        | 243.00              | 1 10   | 50.00                     | -                |
| 16       | Itroughwall flashing and membrane Cost associated with safely removing the asbestos contaminated materials from exterior walls and the balcony areas and the enclosure walls themselves and the lead contaminated skiding at locations within the specification in   | 15     | m     | \$5,850,00                  | ø        | \$390.00            | m      | 00.02                     | \$.              |
| 17       | order to carry out the repair work   | 100%   | LS    | \$15,000.00                 | \$0.0%   |                     | Ls     | \$12,000.00               | \$1.50           |
| 8        | Mobilization/Demobilization of personnel and equipment on sites (general of all four sites)  Mobilization/Demobilization of personnel and equipment on   | 100%   | LS    | \$54,005,00                 | 100 0%   |                     | LS     | \$51,304.75               | \$2.70           |
| 3a       | Mobilization/Demobilization of personnel and equipment on  | 100%   | Ls    | \$70,000.00                 | 0.0%     |                     | Ls     | 00.02                     | \$               |
| 3b       | sites (12186 224 Street) - Access Mobilization/Demobilization of personnel and equipment on  | 100%   | LS    | \$70 000 00                 | 0.0%     |                     | LS     | \$0.00                    | \$1              |
| Вс       | Mobilization/Demobilization of personnel and equipment on sites (12188 224 Street) - Access  Mobilization/Demobilization of personnel and equipment on   | 100%   | Ls    | \$90,000.00                 | 90.0%    |                     | LS     | \$45,000,00               | \$36 00          |
| 3d       | Cost of a building permit if required by the local authority,  | 100%   | Ls    | \$70,000.00                 | 100 0%   | -                   | Ls     | \$70,000.00               | S                |
| 9        | excluding the soft costs associated with obtaining the permit<br>Install furring at balcony upturn to infill existing gaps between   | 100%   | Allow | \$10,000.00                 | 100.0%   |                     | Allow  | \$10 000 00               | \$               |
| 20       | masonry to fascilitate membrane upturn   | 255    | m     | \$6,375.00                  | 135      | \$25.00             | m      | \$2,250,00                | \$1.12           |
|          |  |        |       |                             | 230      |                     |        |                           | \$5.22           |

\$1,181,205.00 \$548,957.00 \$54,895.71 ORIGINAL CONTRACT PRICE ( Less GST )...... TOTAL INVOICED TO DATE...... G.S.T. INVOICED TO DATE .... \$24,703.06

Current Billing 10% Holdback 5% G.S.T.

\$106,862.25 \$10,686.23 \$96,176.02 \$4,808.80

# Statutory Declaration of Progress Payment Distribution by Contractor

**Standard Construction Document** 

**CCDC 9A - 2018** 

| To be made by the Contractor as a condition for either  second and subsequent progress payments; or release of holdback.  Information Appearing in the Contract  Documents  Name of Project  Exterior wall and balcony repairs at 12184, 12 Maple Ridge  Date of Contract: March 17, 2021  | Application for payment number   |
|--|--|
| Name of Owner  | Name of Contractor   |
| CAPREIT Limited Partnership c/o McIntosh Perry   | The RESTORERS Group Inc.   |
| Contractor, and as such have authority to bind the Contractor labour, subcontracts, products, services, and construction made Contractor in the performance of the work as required by the responsible, have been paid in full as required by the Contractidentified above, except for:  1) holdback monies properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld.  I make this solemn declaration conscientiously believing it to made under oath.  Declared before me in Richmond Hill, ON this City/Town and Province  Charles Doke  Name  Director  Title | an authorized signing officer, partner or sole proprietor of the and have personal knowledge of the fact that all accounts for hinery and equipment which have been incurred directly by the Contract, and for which the Owner might in any way be held to up to and including the latest progress payment received, as has been identified to the party or parties from whom payment be true, and knowing that it is of the same force and effect as if  31 day of August in the year 2021  Christine Renee Doke, a Commissioner, etc., Regional Municipality of York, for The Restorers Group Inc.  Expires July 14, 2022.  Commissioner for Oaths, Notary Public, Justice of the Peace, etc.) |
|  |  |

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# **Assessment Department Location Mailing Address**6951 Wes

PO Box 5350 Station Terminal Vancouver BC V6B 5L5

# 6951 Westminster Highway Richmond BC

Richmond BC V7C 1C6 www.worksafebc.com

### **Clearance Section**

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 September 02, 2021

Person/Business: THE RESTORERS GROUP INC.

**Account number: 200212591** 

We confirm that the above-mentioned account is currently active and in good standing.

This firm has had continuous coverage with us since October 15, 2019 and has satisfied assessment remittance requirements to **July 01, 2021**.

The next payment that will affect this firm's clearance status is due on October 20, 2021.

This information is only provided for the purposes of Section 258 of the *Workers Compensation Act*, which indicates that a person using a contractor or subcontractor to perform work may be responsible for unpaid assessments of the contractor or subcontractor.

Employer Service Centre Assessment Department

Clearance Reference #: C132593610

CLRA1A

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# McINTOSH PERRY

May 9, 2022

CAPREIT GP Inc. 11 Church Street, Suite 401 Toronto, Ontario M5E 1W1

Attention: Mr. Gobal Mailwaganam,

Managing Director, Municipal Affairs & Housing and Operations

Dear Sir:

Re: 12184,12186,12188,12190 224th Street, Maple Ridge, BC

CCMS #214412

Holdback Release - PO 8501950

In accordance with your instructions, we have reviewed the release of holdback in the form of an invoice numbered R2447H dated March 31,2022, submitted by The Restorers Group on March 31,2022.

In accordance with the requirements detailed in the Construction Lien Act, the Contractor has submitted to us the following documentation:

- Certificate of Clearance from WSBC British Columbia
- Statutory Declaration of Progress Payment Distribution by the Contractor, as required for the release of holdback by the Construction Lien Act

We confirm that the work completed under the contract with the Restorers Group was substantially performed on March 31,2022.

We advise that the holdback relating to this work, amounting to a total of \$118,038.20 plus the applicable Goods and Services Tax (GST), should be paid on the Fifty-fifth (55<sup>th</sup>) day from the date of substantial performance.

We would be pleased to review the contents of this letter and/or enclosures with you.

Yours truly,

**McIntosh Perry** 

Quinton Daem, Project Coordinator

Gavin Johnson, B. Arch.Sc., BSS, CET Senior Project Manager



March 31, 2022

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 Woodbridge, ON

Attn: Gheorghe Piscociu

We have completed all work on the above noted project and enclose our Workers' Compensation Certificate and Statutory Declaration.

We also enclose a holdback invoice in the amount of \$123,940.11 for approval of payment. Please release all holdback money being held on this account at your earliest convenience.

Thank You.

Yours truly, THE RESTORERS GROUP INC.

Pat Leblanc

General Manager - BC

# STATEMENT OF ACCOUNT

# CAPREIT LIMITED PARTNERSHIP C/O MCINTOSH PERRY Re: 12184, 12186, 12188, 12190, 224TH ST., MAPLE RIDGE

AS OF MARCH 31, 2022.

| Outstanding  | G.S.T.<br>Payable | Total        |
|--------------|-------------------|--------------|
| \$15,097.60  | \$754.88          | \$15,852,48  |
| \$9,098.03   | \$454.90          | \$9,552.93   |
| \$14,954.70  | \$747.74          | \$15,702.44  |
| \$5,059.15   | \$252.96          | \$5,312.11   |
| \$10,686.23  | \$534.31          | \$11,220.54  |
| \$6,555.90   | \$328.30          | \$6.894.20   |
| \$6,979.70   | \$348 99          | \$7,328.69   |
| \$13,470.00  | \$673.50          | \$14,143.50  |
| \$21,007,00  | \$1,050.35        | \$22,057,35  |
| \$7,559.40   | \$377.97          | \$7,937.37   |
| \$4,021,40   | \$201.07          | \$4,222.47   |
| \$3,539,10   | \$176.96          | \$3,716,06   |
| \$118,038.20 | \$5,901.91        | \$123,940,11 |

SUMMARY

Progress Invoice Balance owing as of March 31, 2022

Holdback Balance owing as of March 31, 2022

TOTAL OUTSTANDING

Regards. The RESTORERS Group Inc.

\$71,446.73

\$123,940,11 \$195,386.84

# **HOLDBACK INVOICE NUMBER:**

R2447H



P.O. No .:

8501950

Job No .:

R2447

CAPREIT Limited Partnership c/o McIntosh Perry 6240 Highway 7, #200 Woodbridge, ON

Attn: Gheorghe Piscociu

Date Completed:

March 31, 2022

Invoice Date:

March 31, 2022

Terms:

As per contract

Project Location:

12184,12186,12188,

12190, 224th St. Maple Ridge

# HOLDBACK

To request release of holdback on above noted project

\$118,038.20

Add 5% G.S.T.

\$ 5,901.91

Rustan

2% per month interest (24% annually) charged on overdue accounts.

PLEASE REMIT PAYMENT TO:

THE RESTORERS Group Inc. 344 Newkirk Road, Richmond Hill, ON L4C 3G7

# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

| To be made by the Contractor as a condition for either second and subsequent progress payments; or release of holdback.  Information Appearing in the Contract Documents  | d                   | ated                    | 200  |   |
|---|---------------------|-------------------------|--|---|
| Name of Project  Exterior wall and balcony repairs at 12184 Maple Ridge  Date of Contract: March 17, 2021   | i, 1218             | 36, 121                 | 88, 12190 224th S                                | St.   |
| Name of Owner CAPREIT Limited Partnership c/o McIntosh Perry  |                     | ame of Co               | ontractor ORERS Group Inc.                       |   |
| labour, subcontracts, products, services, and construction of Contractor in the performance of the work as required by responsible, have been paid in full as required by the Considertified above, except for:  1) holdback monles properly retained, 2) payments deferred by agreement, or 3) payment withheld by reason of legitimate dispute which has been withheld. | the Con<br>tract up | tract, and<br>to and in | f for which the Owner<br>cluding the latest prog | might in any way be held<br>ress payment received, as |
| I make this solemn declaration conscientiously believing it made under oath.  | to be tru           | ue, and kr              | nowing that It is of the                         | same force and effect as if                           |
| Declared before me in Richmond Hill, ON thi  City/Town and Province   | s_31_               | _ day of _              | March  | _In the year <u>2022</u>                              |
| Charles Doke  |                     |                         | Christine Renee I                                | Ooke  |

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# Assessment Department Location Mailing Address 6951 West

PO Box 5350 Station Terminal Vancouver BC V6B 5L5 6951 Westminster Highway Richmond BC V7C 1C6 www.worksafebc.com Clearance Section

Telephone 604 244 6380 Toll Free within Canada 1 888 922 2768 Fax 604 244 6390

Capreit Limited Partnership c/o McIntosh Perry 6240 Highway 7, Suite 200 WOODBRIDGE, ON L4H 4G3 April 18, 2022

Person/Business: THE RESTORERS GROUP INC.

Account number: 200212591

This letter provides clearance information for the purposes of Section 258 of the Workers Compensation Act.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to July 01, 2022.

This firm has had continuous coverage with us since October 15, 2019.

Employer Service Centre Assessment Department

Clearance Reference # : C133073617

CLRAAA

|   |  |  | 76.0 |
|---|--|--|------|
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| ÷ |  |  |      |



Tax Registration Number: 82123 8847

June 24, 2022

Invoice No: 89996

Accounts Payable CAPREIT 31 Davisville Avenue Suite 101

Toronto, ON M4S 1G3

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190

224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee** 

 Trade Amount
 141,200.25

 Fee Percentage
 5.50

 CCMS Fee
 7,766.01

 % Billable
 100.00

CCMS Fee 7,766.01

**Taxes** 

Goods and Services Tax 5.00 % of 7,766.01 388.30

Total Taxes 388.30 388.30

Total this Invoice \$8,154.31



Tax Registration Number: 82123 8847

June 13, 2022

Invoice No: 89912

Accounts Payable CAPREIT

31 Davisville Avenue

Suite 101

Toronto, ON M4S 1G3

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190

224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee** 

Trade Amount 46,452.00
Fee Percentage 5.50
CCMS Fee 2,554.86

% Billable 100.00

CCMS Fee 2,554.86

**Taxes** 

Goods and Services Tax 5.00 % of 2,554.86 127.74

Total Taxes 127.74 127.74

Total this Invoice \$2,682.60



Tax Registration Number: 82123 8847

September 14, 2022 Invoice No: 91511

Accounts Payable CAPREIT 31 Davisville Avenue Suite 101

Toronto, ON M4S 1G3

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190

224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee** 

Trade Amount 47,460.00
Fee Percentage 5.50
CCMS Fee 2,610.30

% Billable 100.00 CCMS Fee 2,610.30

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 2,610.30 339.34

Total Taxes 339.34 339.34

Total this Invoice \$2,949.64



Tax Registration Number: 82123 8847

June 13, 2022

Invoice No: 89913

Accounts Payable CAPREIT 31 Davisville Avenue Suite 101

Toronto, ON M4S 1G3

Project CCC-224718-19 CAPREIT-Queen Anne Apartments, 12184, 12186, 12188, & 12190

224 Street, Maple Ridge, BC

Purchase Order #8502205

**Project Management Fee** 

 Trade Amount
 104,387.25

 Fee Percentage
 5.50

 CCMS Fee
 5,741.30

 % Billable
 100.00

CCMS Fee 5,741.30

**Taxes** 

Goods and Services Tax 5.00 % of 5,741.30 287.07

Total Taxes 287.07 287.07

Total this Invoice \$6,028.37



Tax Registration Number: 82123 8847

April 28, 2022

Invoice No: 88937

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

Trade Amount 35,391.00
Fee Percentage 5.50
CCMS Fee 1,946.51
% Billable 100.00

CCMS Fee 1,946.51

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 1,946.51 253.05

Total Taxes 253.05 253.05

Total this Invoice \$2,199.56



Tax Registration Number: 82123 8847

June 22, 2021

Invoice No: 83146

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

**Project Management Fee** 

Trade Amount 5.50
Fee Percentage 90,980.25
CCMS Fee 5,003.91
% Billable 100.00

CCMS Fee 5,003.91

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 5,003.91 650.51

Total Taxes 650.51 650.51

Total this Invoice \$5,654.42



Tax Registration Number: 82123 8847

August 27, 2021

Invoice No: 84528

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

 Trade Amount
 106,862.25

 Fee Percentage
 5.50

 CCMS Fee
 5,877.42

 % Billable
 100.00

CCMS Fee 5,877.42

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 5,877.42 764.06

Total Taxes 764.06 764.06

Total this Invoice \$6,641.48



Tax Registration Number: 82123 8847

February 25, 2022

Invoice No: 88126

Accounts Payable CAPREIT 2 Limited Partnership 31 Davisville Avenue Suite 101 Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

Trade Amount 75,594.00
Fee Percentage 5.50
CCMS Fee 4,157.67

CCMS Fee 4,157.67

**Taxes** 

% Billable

Harmonized Sales Tax 82123 8847 13.00 % of 4,157.67 540.50

100.00

Total Taxes 540.50 540.50

Total this Invoice \$4,698.17



Tax Registration Number: 82123 8847

March 30, 2022

Invoice No: 88318

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

Trade Amount 40,214.00
Fee Percentage 5.50
CCMS Fee 2,211.77
% Billable 100.00

CCMS Fee 2,211.77

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 2,211.77 287.53

Total Taxes 287.53 287.53

Total this Invoice \$2,499.30



Tax Registration Number: 82123 8847

February 25, 2022

Invoice No: 88283

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

Trade Amount 134,700.00
Fee Percentage 5.50
CCMS Fee 7,408.50
% Billable 100.00

CCMS Fee 7,408.50

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 7,408.50 963.11

Total Taxes 963.11 963.11

Total this Invoice \$8,371.61

**Outstanding Invoices** 

 Number
 Date
 Balance

 88126
 2022-02-25
 4,698.17

 Total
 4,698.17



Tax Registration Number: 82123 8847

June 25, 2021

Invoice No: 83701

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

 Trade Amount
 149,547.00

 Fee Percentage
 5.50

 CCMS Fee
 8,225.09

 % Billable
 100.00

CCMS Fee 8,225.09

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 8,225.09 1,069.26

Total Taxes 1,069.26 1,069.26

Total this Invoice \$9,294.35

**Outstanding Invoices** 

 Number
 Date
 Balance

 83146
 2021-06-22
 5,654.42

 Total
 5,654.42



Tax Registration Number: 82123 8847

January 26, 2022

Invoice No: 87212

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

 Trade Amount
 210,070.00

 Fee Percentage
 5.50

 CCMS Fee
 11,553.85

 % Billable
 100.00

CCMS Fee 11,553.85

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 11,553.85 1,502.00

Total Taxes 1,502.00 1,502.00

Total this Invoice \$13,055.85

**Outstanding Invoices** 

| Number | Date       | Balance  |
|--------|------------|----------|
| 86078  | 2021-11-15 | 4,080.71 |
| 86079  | 2021-11-15 | 4,337.89 |
| Total  |            | 8,418.60 |



Tax Registration Number: 82123 8847

November 15, 2021

Invoice No: 86078

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

Trade Amount 65,659.00
Fee Percentage 5.50
CCMS Fee 3,611.25

% Billable 100.00

CCMS Fee 3,611.25

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 3,611.25 469.46

Total Taxes 469.46 469.46

Total this Invoice \$4,080.71



Tax Registration Number: 82123 8847

May 20, 2021

Invoice No: 82544

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

 Trade Amount
 5.50

 Fee Percentage
 150,976.00

 CCMS Fee
 8,303.68

 % Billable
 100.00

CCMS Fee 8,303.68

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 8,303.68 1,079.48

Total Taxes 1,079.48 1,079.48

Total this Invoice \$9,383.16

# **Invoice**



# 200-6240 Highway 7, Woodbridge, ON L4H 4G3 T. 905-856-5200 F. 905-695-0221

Tax Registration Number: 82123 8847

November 15, 2021

Invoice No: 86079

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

Project Management Fee

Trade Amount 69,797.00 Fee Percentage 5.50 CCMS Fee 3,838.84

% Billable 100.00

CCMS Fee 3,838.84

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 3,838.84 499.05

Total Taxes 499.05 499.05

Total this Invoice \$4,337.89



Tax Registration Number: 82123 8847

July 30, 2021

Invoice No: 83891

Accounts Payable
CAPREIT 2 Limited Partnership
31 Davisville Avenue
Suite 101
Toronto, ON M4S 1G3

Project CCC-214412-00 12184-12190 224 Street, Maple Ridge, BC

Purchase Order No. 8501951

**Project Management Fee** 

Trade Amount 50,591.50
Fee Percentage 5.50
CCMS Fee 2,782.53
% Billable 100.00

CCMS Fee 2,782.53

**Taxes** 

Harmonized Sales Tax 82123 8847 13.00 % of 2,782.53 361.73

Total Taxes 361.73 361.73

Total this Invoice \$3,144.26