

October 28, 2024

Letter of Reference

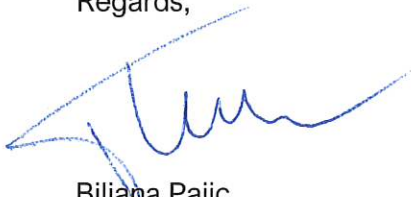
I am the property manager of 2 condominium towers: The Ultima Towers located at 4968 and 4978 Yonge Street (two separate corporations). Each building is 36 stories, and each has 384 units. The two corporations worked together to undertake their corridor refurbishment using one design as there were costs savings to do so. The refurbishment has just been completed and it took approximately 9 months construction time for both buildings.

The refurbishment consisted of new main and accent wallcovering, painting all painted surfaces, new ceiling and wall lighting, refinishing all the wood veneered suite doors with some additional millwork, installing tiles at the elevator lobbies, new directional signage, FHC film and replacing the tiled ceilings. It was a very large project.

The Corporations worked with KayCondo GC Inc. (a general contractor) using a design/build solution and were very happy with the final design (by Sheilds + Associates), and KayCondo's execution, and workmanship of the project. Lisa Kay (the principal) and her team demonstrated they understood the nuances of working in a live condominium building. The high level of communication and responsiveness, with regular meetings and notices to owners along with accurate scheduling and regular inspections and audits contributed to this very successful project.

We are very pleased with the outcome of this refurbishment and would highly recommend Lisa Kay of KayCondo GC Inc. and her team to other condominiums looking to undertake a common area refurbishment.

Regards,



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