



Canada-Wide Early Learning and Child Care (CWELCC) Start-up Grant Guideline

Peel Region

Community-based Licensed Child Care Centres

Participating in Peel's CWELCC Program

Released: 2024

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Section 1: Introduction

The Governments of Canada and Ontario are implementing the [Canada-wide Early Learning and Child Care \(CWELCC\) program](#) to lower child care fees, and build a licensed child care system that is high-quality, easy to access, affordable, and inclusive. To deliver CWELCC access for all families, the Ontario government has committed to a directed growth plan to expand licensed child care in priority communities serving diverse and underserved populations. The Province is supporting expansion with Start-up Grants.

The Start-up Grant is an application-based grant available to eligible child care providers who have been approved to expand under CWELCC in Peel. In 2024, in alignment with [Peel's Multi-Year Expansion Plan and Application Process](#), we are prioritizing Start-up Grants for not-for-profit child care providers.

This grant supports the creation of new community-based, full-day licensed child care spaces for infant, toddler and preschool age groups in Peel's priority communities (see [Peel's Priority Communities Mapping Tool](#)). Approved funding can be used to offset the costs to expand or create spaces, and includes equipment or minor renovation projects, such as retrofits, renovations, expansions or leasehold improvements.

This guideline outlines Peel Region's Start-up Grant requirements for eligible, centre-based child care providers.

1.1 - General Eligibility Criteria

To be eligible for a Start-up Grant, you must:

1. Be a licensed child care provider and / or in the process of becoming licensed, with priority given to not-for-profit agencies.
2. Be approved into CWELCC in Peel, be approved for an expansion project or site, and agree to participate in the system for the remainder of the current federal and provincial CWELCC agreement that ends on March 31, 2026.
3. Create new community-based, full-day licensed spaces for infant, toddler, and preschool age groups in Peel's priority communities or within 2km of a priority neighbourhood. See [Peel's Priority Communities Mapping Tool](#) for more information.
4. Make every effort to expand licensed spaces to serve a maximum group size for each age grouping.
 - Each age grouping has a maximum number of children allowed in a group, based on the [Child Care and Early Years Act, 2014](#) (CCEYA):
 - Infants: 10 (staff to children ratio: 1:3)
 - Toddlers: 15 (staff to children ratio: 1:5)
 - Preschoolers: 24 (staff to children ratio: 1:8)
 - Ideally, the Start-up Grant should be used to create new licensed spaces that accommodate up to the maximum number of children allowed in a grouping.
 - However, based on space limitations, it may be necessary to align expansion to the maximum allowable capacity for each age group that is possible within the available square footage, with consideration to staffing ratios as outlined in the CCEYA. See [Section 16.1\(a\) of the CCEYA](#) for more information on area requirements.
5. Spend the grant to open new licensed spaces within two years from the date the Start-up Grant Funding Agreement is signed by all parties.

6. Have business management practices that align with Peel's priorities identified in the [Early Years and Child Care Service System Plan: 2019-2024](#).

1.2 - Key Information

- Starting November 30, 2023, we are accepting applications on an ongoing basis. Eligible child care providers may apply at any time. Please note that this grant is subject to funding availability.
- Applications will be reviewed with consideration to project scope. We will prioritize funding for projects where project scope can be successfully completed within the required two-year timeframe by 2026.
- You must reconcile funding for approved projects and follow the reconciliation requirements provided based on your project scope.
- Projects receiving a Start-up Grant may qualify for reimbursement on eligible expenses incurred prior to notice of grant approval, subject to Peel's approval.

Section 2: Eligible and Ineligible Expenses

NOTE: For complete details on eligible and ineligible expenses, see Schedule "B" of the Canada-wide Early Learning and Child Care Start-up Grant Funding Agreement.

2.1 - Eligible Expenses

Equipping and Furnishing Expenses

- Play materials, equipment, and furnishings (both indoors and outdoors) as outlined in [Section 19 of O. Reg. 137/15](#) under the CCEYA.
- Non-consumable supplies and equipment to support the ongoing regular operation of the child care program such as appliances, IT, supplies to support learning environments while adhering to health and safety requirements.

Minor Renovation Expenses

- Renovations, additions or repairs to licensed full-day child care centres or potential child care centres as approved by Peel Region.
- Changes to outdoor play space that are required as a result of the expansion of child care spaces in the centre so that the service provider continues to comply with [Section 24 of O. Reg. 137/15](#) under the CCEYA.
- Leasehold improvements.
 - A leasehold improvement is a change made to the interior space of a leased property to meet the operational needs of the child care provider. For example, partitioning a large space to create smaller program rooms.
- Other costs which are reasonable for the purposes of creating, retrofitting, renovating, or expanding a licensed child care space as approved by Peel Region. These may include consultant fees for certified architect or engineering services, municipal permitting costs, or other skilled trade costs.

2.2 - Ineligible Expenses

Examples of ineligible expenses for Start-up Grant projects include:

- Capital costs of construction for a newly-built site.
- Purchase of land or buildings.
- Debt costs including principal and interest payments related to capital loans, mortgage financing, and operating loans.
- Property taxes.
- School-based licensed child care spaces.
- Costs to expand or create licensed child care spaces for programs that run before and / or after school or during school hours for kindergarten or school-age children.

- All other ineligible expenses, as outlined in the Start-up Grant Funding Agreement.

2.3 - Funding Benchmarks

Funding benchmarks for approved projects are:

- Equipping / furnishing ONLY: up to \$2,000 for each new CWELCC space, with an additional one-time top-up of \$50,000 for new centres only.
- Minor renovation or BOTH equipping / furnishing and minor renovation: up to \$9,000 for each new CWELCC space.

While the Ministry of Education has established maximum funding benchmarks, you are not guaranteed to receive these amounts. We review Peel's local benchmarks annually based on available funding and project demand. We intend to fund as many applications as possible to support our targeted expansion efforts in Peel.

Peel is prioritizing the Start-up Grant for the creation of new, community-based spaces that serve infant, toddler and preschool age groups. We calculate Start-up Grant allocations based on new spaces for these age groups only.

Section 3: Project Phases

3.1 - Phase 1 - Project Application and Review

Application Requirements

Eligible child care providers interested in a Start-up Grant must apply using the [CWELCC Multi-Year Expansion Application Form](#). The application form, along with all required supporting documentation as outlined in the application, must be submitted to Peel Region by email to: EarlyYearsSystemDivision@peelregion.ca. Beginning November 30, 2023, applications will be accepted on an ongoing basis.

Please note that you must be admitted into CWELCC by Peel Region before we can approve the Start-up Grant. For more information on CWELCC application requirements, see the [Multi-Year Expansion Plan and Application Process](#).

Complete a separate application for each site applying for a Start-up Grant.

The [CWELCC Multi-Year Expansion Application Form](#) and relevant information is also available on [Peel's website](#).

Application Review

We will verify that your application form is complete, and all supporting documentation has been submitted.

We will assess if the proposed project scope aligns with the Ministry of Education's requirements for the Start-up Grant, and with Peel's local priorities for expansion. We will also assess the complexity of the proposed project scope to determine the required level of project oversight and documentation.

If an application package is incomplete, we will send you an email detailing the outstanding documentation and the timeline for submitting the required information. If we do not receive the information on time, the application may be considered invalid.

3.2 - Phase 2 - Project Approval and Funding Allocation

After we review your application, we will determine if your project can be approved. The amount of funding is limited, so we are not able to guarantee that funding will be available for all applications.

We will inform applicants by email if their project has been approved or declined within four to six weeks of the application submission.

Once a project is approved, we will send you a notice of Conditional Approval to confirm project approval, indicate the maximum funding allocation available for the project, and outline any additional documentation requirements. Depending on the project scope and complexity, Peel Region may assign a Project Monitor to your project. You will be notified in your Conditional Approval if this is the case.

If a Project Monitor is assigned:

- We will schedule a mandatory project kick-off meeting to review the Start-up Grant Funding Agreement and your roles and responsibilities. This meeting will provide your project team with an opportunity to meet Peel's Project Monitor and Early Years and Child Care Services (EYCCS) Capital Team.
- The Project Monitor will conduct a visit to the site of the approved project to gather additional information.
- You will receive the Start-up Grant Funding Agreement for review and signature. Once all parties sign the Agreement, the project will formally begin.

If a Project Monitor is not assigned:

- You will receive the Start-up Grant Funding Agreement for review and signature. Once all parties sign the Agreement, the project will formally begin.

3.3 - Phase 3 - Project Monitoring, Reporting and Progress Payments

For all minor renovation projects, you and your professional team will be accountable for all planning, execution, and oversight of the project. Minor renovation projects require an assigned Project Manager and in most cases, based on project scope, require an architect and / or engineer certified in the province of Ontario, serving as the Project Consultant.

Progress / Milestone Payments

All projects that have been assigned a Peel Project Monitor will receive Progress / Milestone Payments. See below for more details. For projects that are not assigned a Project Monitor, we will let you know how you will be paid when your funding is approved.

When the Start-up Grant Funding Agreement is signed and you have submitted all the required documents outlined during the kick-off meeting, we will provide an initial payment of up to 10% of the approved funding to support project initiation costs, such as permitting expenses. You will need to report how you used these funds as part of your regular project status reporting.

Once the project begins to incur expenses, approximately each month, you will submit a billing package for the Project Monitor's review. The billing package must include:

- the total project budget;
- the project scope completed to date and a current project schedule;
- the expenses incurred for which payment is requested;
- supporting invoices, and
- payment certification by your Consultant.

You are accountable throughout the project life cycle to meet all contractual financial obligations to your Contractor, Consultants and / or other vendors, including your obligations as stipulated in the [Construction Act, R.S.O. 1990, c. C.30](#).

You will need to track funding for the approved project separately from any other business matters. To ensure accountability, you must establish a separate and dedicated interest-bearing account at a Canadian financial institution to deposit the project funding. You may also establish another method of safekeeping of the

funding satisfactory to Peel such that identification and tracking of the funding is readily possible.

The following outlines the process for Progress / Milestone Payments:

1. Service Provider – Project Manager
 - Prepare billing package, outline expenses incurred to date with all relevant invoices and supporting documentation.
2. Service Provider – Consultant
 - Review billing package.
 - Verify accuracy against work completed to date, the schedule of values, and approved scope and budget.
 - Certify payment in writing.
3. Service Provider – Project Manager
 - Submit billing package to Peel’s Project Monitor.
 - Include Consultant’s payment certification letter.
4. Peel Region – Project Monitor
 - Review billing package.
 - If required, schedule a billing review meeting and / or site visit with service provider’s project team.
5. Peel Region – Project Monitor
 - Issue applicable progress payment.

Project Monitoring and Status Reporting

For all approved projects, we will require routine reporting to monitor successful completion within the designated timeframe.

We will confirm required reporting with you based on the project scope, which may include:

- **Project status reporting** to document project progress, such as completed milestones and outstanding scope, budget status, identified risks and mitigation strategies.
- **Site visits** by Peel’s Project Monitor (or alternate) at various project milestones to confirm project status and the use of funding for approved purpose(s).
- **Routine meetings** before, during and at the end of the project.
- **Keeping all original receipts and other supporting documentation** for a minimum of seven years.

You must inform Peel Region of any risks that will impact the approved project’s progress and/or schedule, quality or budget.

3.4 - Phase 4 - Project Close-out and Reconciliation

Once the project is complete, you are responsible for:

- Submitting a final funding reconciliation to Peel Region for review along with any requested supporting documentation.
 - Instructions for reconciliation will be provided.
 - You will be issued a Project Close-Out Letter.
- Completing all Ministry of Education licensing requirements for the new space.
- Reporting the number of net new licensed spaces created by age group (infant, toddler, preschool) as part of your final project reconciliation process.
- Completing all required inspections and close-out of building permits and any other local requirements with the applicable municipality.

Section 4: Mandatory Child Care Provider Requirements

Section 4 provides information relevant if you are completing minor renovation projects. These requirements should be scaled accordingly based on the approved

project scope in consultation with the Ministry of Education, local municipalities and your professional team.

You are accountable to meet all legislative requirements applicable to the scope of the project, including the CCEYA and the [Construction Act, 1990](#).

4.1 - Ministry of Education (EDU) Requirements

You are responsible to contact the Ministry of Education for advice on your minor renovation project and the licensing requirements outlined under the CCEYA:

- New child care providers - email the Ministry of Education at childcare_ontario@ontario.ca or call the central inquiry line at 416-325-2929 or 1-800-387-5514.
- Child care providers currently operating - contact your Ministry of Education Program Advisor for more information on licensing.

For information on planning your child care space, please refer to the Ministry of Education's guide: [Planning and Design Guidelines for Licensed Child Care Centres, 2022](#). You can also find helpful information in Peel's [Multi-Year Expansion Plan and Application Process](#).

For minor renovation projects to existing licensed child care centres that impact licensed capacity, rooms, and / or outdoor space (such as play structures) you will need to contact your EDU Program Advisor. Please notify your Program Advisor if there will be any disruption of service or if the work will take place during regular hours where children would need to be displaced or moved.

The Ministry of Education and Peel Region are not responsible for assessing compliance with the Ontario Building Code. It is your responsibility to consult your local municipality for all relevant requirements. In most cases, minor renovation

projects must have an architect or engineer certified in the province of Ontario confirm that the space will meet the requirements in the Ontario Building Code for child care centres.

4.2 - Procurement of Services

To ensure that costs are aligned with fair market commercial rates, all services must be procured through a fair and transparent process. This includes services for a project manager, architect, and contractors. If you have a preferred vendor, they may be selected if they are procured and their rates align with industry standards. Agreements with the chosen contractor must be defined through a small works construction contract or the applicable Canadian Construction Documents Committee (CCDC) agreement.

Any work procured and / or conducted at a non-arm's length transaction will not be eligible for funding unless you can show that it was done at fair market value. A non-arm's length transaction is a transaction, such as project work, completed between people who are related by blood, marriage, common-law partners, or adoption.

4.3 - Barrier-free Design

When designing the floor or site plan, you are encouraged to incorporate barrier-free design elements in cases where it may not be required under the [Ontario Building Code](#). This could include designing the space to include wider doors and washroom spaces to accommodate wheelchairs, or including accessible door handles and buttons.

4.4 - Site Safety Plan

For approved projects at existing licenced child care centres, you will need to develop and implement site safety considerations. This may include:

- construction noise level during set periods of the day such as nap time.
- ensuring the health and safety of children (for example make construction materials inaccessible to children).
- preventing workers from having access to children.

4.5 - Local Municipal Consultations

Building Permit and Site Plan Approvals

You are responsible for contacting the relevant municipality's planning and development services department to understand the guidelines, zoning and drawing requirements for the building permit and site plan approval processes relevant to your project scope.

To support the Building Permit process, please ensure you have completed Working Drawings and Specifications. These drawings are to be provided by a registered architect and engineer licensed to practise in Ontario in the disciplines of Structural, Heating Ventilation and Air Conditioning (HVAC), Plumbing, and Electrical & Civil engineering.

Under [Section 41 of the Planning Act, 1990](#) through the site plan review process, municipalities must review proposed development activities such as new construction, additions, site or building conversions, renovations and other changes to a property. Through the site plan approval process, the relevant municipality obtains comments from all outside agencies that have jurisdiction on the project. Site plan approvals are required before applying for a building permit.

As a first step in the site plan review process, you should contact the planning and development services department in the relevant municipality to discuss your proposed project and consult with your local building division to learn more about other applicable legislation and approvals required.

4.6 - Hiring Project Manager and Certified Consultants

Under the Start-up Grant Funding Agreement, you must retain the services of professionals familiar with construction regulations including the [Construction Act, 1990](#).

An assigned Project Manager is required for all projects. Based on project scope, in most cases, a Consultant in the form of an architect or engineer certified in Ontario will be mandatory to oversee the project scope, extent, and schedule of work to be completed and to provide administration of all contractor contracts. The Consultant will be responsible for payment certifying the scope and cost of work completed as part of the progress payment process.

4.7 - Insurance Requirements

You must meet all insurance requirements as outlined in the Start-up Grant Funding Agreement, which at a minimum include the following:

- **Commercial General Liability Insurance:** Limits of not less than \$5,000,000.
- **All Risks Property Insurance:** Including Boiler and Equipment Breakdown coverage, extended to include course of construction / builder's risk coverage for the period of the project of not less than 1.1 times the contract price.
- **Performance Bonds:** May be required and will be assessed with each project, based on project scope.

- **Workplace Safety and Insurance Board (WSIB)** coverage and all other proper insurance required to be in place for Contractor and sub-trades involved in the project.

You will provide Peel Region with certificates of insurance or other proof as may be requested to show the required insurance coverage is in place for the project.

Section 5: Reporting and Accountability Requirements

You should refer to the Start-up Grant Funding Agreement and the [Service Provider Handbook](#) for further information on reporting and accountability requirements.

5.1 - Reporting Requirements

Audited Financial Statements

You will have up to two years to spend the Start-up Grant and open the approved new licensed child care spaces. You must include a supplementary schedule or Notes to the Financial Statements to:

1. Report the amount of Start-up Grant funding spent by project for the fiscal year.
2. Confirm that the Start-up Grant has been spent on eligible expenses as outlined in the Start-up Grant Funding Agreement and this guideline.

Reconciliation Reporting

You will need to submit a final Start-up Grant reconciliation at the end of each project. You will be provided with any relevant direction before the due date of your reconciliation.

For the Start-up Grant, you must report:

- **Start-up Grant expenditures** for approved projects. Upon project completion, unspent funding and / or funding not used for the intended purpose will be recovered.
- **Key Performance Indicators:** Number of net new licensed spaces supported with the Start-up Grant by age group (infant, toddler, and preschool).

NOTE: When a project is complete, there may be a discrepancy between the number of net new spaces originally proposed in the funding application and the actual number licensed. Funding will be adjusted at the time of reconciliation, as applicable, to align with the actual number of net new spaces created for infant, toddler and preschool age groups, as listed on Schedule 1 of the licence issued by the Ministry of Education.

5.2 - Audit

You may be contacted to complete a review of approved funding through Peel Region's audit selection process, or through mandatory audit procedures from the federal or provincial governments. We also reserve the right to conduct check-ins at any time to assess your actual and projected expenditures.

5.3 - Funding Cancellation and Recovery

We reserve the right to reduce, revise, and / or cancel approved funding, and, if applicable, recover any payments that have already been provided in cases which include:

- A project is delayed for an unreasonable length of time.
- Substantial changes to the scope are made after funding has been approved.
- The approved project is not completed.

- The approved project ceases operation, dissolves, is sold or otherwise disposed of. Projects with documented serious viability concerns could be exempted from this provision at Peel’s discretion.
- Funding is not used according to the terms of the Start-up Grant Funding Agreement.
- Funding was used to generate a revenue or contribute (directly or indirectly) to reserves, surplus, profit and / or retained earnings as applicable.
- Funding was used for expenses that were supported by other federal / provincial / regional programs or grants / discounts.
- You close permanently or your agency’s / program’s assets are sold in an asset sale within 12 months of receipt of funding.
- Other circumstances as outlined in the Start-up Grant Funding Agreement.

5.4 - Non-Compliance

Non-compliance takes place when you do not meet established deadlines for submitting required information / documents / reporting, and / or do not meet your obligations as outlined in all relevant funding agreements, Regional funding guidelines and the [Service Provider Handbook](#).

When non-compliance is identified, Peel Region will take steps as outlined in the Hold Policy and Deadline Compliance Policy, which can be found in the Service Provider Handbook.

Section 6: Contact Us

If you have any questions about Start-up Grants, please contact us at:

EarlyYearsSystemDivision@peelregion.ca.

Appendix 1: Invoices / Receipts

You should ensure paid receipt(s) and / or invoice(s) are submitted with each progress payment billing package, and with the final reconciliation upon project completion, as required. We will review this information to approve progress payments, ensure compliance with eligible expenses and determine whether any recovery of funds is required.

You must track the following information for paid invoices / receipt components:

- Name of company or individual providing the service.
- Customer / client name and address.
- Invoice number.
- GST / HST number.
- Description / scope of work involved and amounts.
- Total cost, plus tax amount = total cost after tax.

Please ensure that receipts:

- Are marked "Paid"; and
- Clearly itemize the item(s) purchased related to the approved project. Receipts containing only receipt codes or item numbers will be returned for clarification.

If you are submitting a paid invoice rather than a receipt, you must document proof of payment on the invoice. For example, the date the invoice was paid and the payment reference number or cheque number is included on the invoice.

NOTE:

- HST amounts will not be paid on invoices that do not provide a GST / HST number from the vendor.
- Funding can only be used for the approved purpose.

- Final payment is subject to Peel Region's approval.

Funding can only be used for eligible expenses for the approved project. Peel Region reserves the right to withhold and / or recover funds that are not used within the required two-year project timeframe for the approved project purpose.

Appendix 2: Required Documentation Checklist

Required Documentation Checklist for Start-up Grant Minor Renovation Projects		
This checklist provides an overview of all <u>required</u> documents at each project stage.		
Item No.	Document	Submitted (Y/N)
Phase 1: Project application submission		
1	Completed and signed application form	
2	If available: Proposed floor or site plan design drawings	
3	If available: Project schedule (for example, a Gantt chart) outlining key milestones such as project start and end dates; hiring of required consultants, contractors, and / or project manager; anticipated opening of new licensed space / site.	
Phase 2: Conditional project approval prior to signing Start-up Grant Funding Agreement		
4	If not already provided in Phase 1: Proposed floor or site plan design drawings	
5	If not already provided in Phase 1: Project schedule (for example, a Gantt chart) outlining key milestones such as project start and end dates; hiring of required consultants, contractors, and / or project manager; anticipated opening of new licensed space / site.	

6	If not already provided in Phase 1: Property Index Number (PIN), legal description of a parcel of land (only if not provided at the time of application)	
7	Original as-built drawings for the site	
8	Total project budget, including all costs, completed based on Class C or Class D cost estimate	
9	Copy of lease agreement between landlord and child care provider or proof of building ownership showing a minimum five-year commitment to the space for EYCC operations	
10	Demonstrated evidence of transparent procurement process (such as service provider procurement policy / procedure), if requested	
11	Confirmation that an architect and / or engineer certified in Ontario has been hired as Project Consultant. Credentials, such as a resume, may be requested	
12	Contract or agreement with architect and / or other consultants	
13	Confirmation that a Project Manager has been assigned to project. Credentials, such as a resume, may be requested	
14	Contract or agreement with Project Manager (if applicable)	
15	Small works construction contract or Canadian Construction Document Committee (CCDC) contract with Contractor	

16	As applicable: Documentation related to existing environment non-compliances and / or completed environmental assessments	
17	A certified copy of the Directors' resolution authorizing the Service Provider to execute the Start-up Grant Funding Agreement	
18	Project kick-off meeting date	
Required prior to start of construction		
19	Start-up Grant Funding Agreement signed by all parties	
20	Confirmation of separate interest-bearing account set up for Start-up Grant funding or alternative mechanism approved by Peel	
21	All municipal approvals for building permit and site plan	
22	Proof of Professional Liability Insurance from architect and / or engineer hired as Project Consultant (minimum value of project)	
23	Proof of Commercial General Liability Insurance (minimum \$5,000,000), with coverage requirements as outlined in Start-up Grant Funding Agreement	
24	Proof of All Risks Property Insurance extended to include construction coverage for the period of the project of not less than 1.1 times the contract price, with coverage requirements as outlined in Start-up Grant Funding Agreement	

25	Proof of Performance Bonds from main contractor (requirement to be assessed and determined on a project-by-project basis)	
26	Proof of Workplace Safety and Insurance Board (WSIB) insurance for contractor and sub-trades	
27	Photographs of the site pre-construction	
28	Initial project status reporting from Consultant	
29	Schedule of values	
30	Construction schedule and budget	
31	Full set of approved permit or tender drawings	
Phase 3: Project milestone reporting (Prior to release of progress payments)		
32	Project status reporting from Consultant (as applicable)	
33	Billing package with Payment Certification Letter from payment certifier / Consultant outlining project scope and costs incurred for the project progress for which payment is requested with invoices	
34	Photographs of the work during the construction phase	
35	Statutory declarations, as applicable (see template for Contractors / Subcontractors)	
Phase 4: Project completion (Prior to release of final payment)		
36	Project completion reporting from Consultant	
37	Invoice for release of final hold-back	

38	Completed reconciliation reporting	
39	Any remaining invoices from main and sub-contractors	
40	Final billing package with payment certification letter from payment certifier or Consultant	
41	Statutory declarations (see template for Contractors / Subcontractors)	
42	Proof of communication with Ministry of Education - Revised licence showing the increase in licensed spaces	
43	Proof of closure of municipal Building Permit	
44	Proof of Occupancy from municipal authority	
45	Posting in the Daily Commercial News (part of substantial completion)	
46	Substantial Completion Certificate - issued by Consultant	
47	Photographs of the completed work	
48	Site opening date - first day of operations for new spaces	