

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> MSD (Smokey Point / TEC Arlington) SEA19-0026-00	CONTRACT INFORMATION: Contract For: MSD_Smokey Point - 172nd Date: February 3, 2020	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 08/22/2022
OWNER: <i>(name and address)</i> Market Street Development LLC 1602 Colby Ave Everett, WA 98201	ARCHITECT: <i>(name and address)</i> Ware Malcomb 10 Edelman, Irvine, CA 92821	CONTRACTOR: <i>(name and address)</i> Andersen Construction

The Work identified below has been reviewed and found, to the Architect’s best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)
everything, but what is marked as not completed.

Ware Malcomb		Adam Segalla	8/22/2022
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)
Elevator

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Elevator
Exterior Siding
Exterior Canopy
Exterior Building Signage
Garage Ceiling insulation
Electrical clearance
Security camera clearance

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner’s and Contractor’s legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CONTRACTOR (*Firm Name*)

SIGNATURE

PRINTED NAME AND TITLE

DATE

OWNER (*Firm Name*)

SIGNATURE

PRINTED NAME AND TITLE

DATE

