

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> INDEPENDENCE FACADE COVID IMPROVEMENTS 331 1ST ST, EAST INDEPENDENCE, IA 50644	CONTRACT INFORMATION: Contract For: INDEPENDENCE FACADE COVID IMPROVEMENTS	CERTIFICATE INFORMATION: Certificate Number: 2121
	Date: March 28th, 2022	Date:
OWNER: <i>(name and address)</i> City of Independence 331 1ST ST, EAST INDEPENDENCE, IA 50644	ARCHITECT: <i>(name and address)</i> Curtis Architecture & Design P.C. 3408 Woodland Ave. Suite 302 West Des Moines, Iowa	CONTRACTOR: <i>(name and address)</i> Cornerstone Commercial Contractors Inc. 401 7th St. Corning, Iowa 50841

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.)

All designated improvements to 208-212, 300, & 304-306 1st St. E.

Curtis Architecture & Design P.C.		Rod Curtis, Owner/Architect	10-01-2023
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.)

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.)


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:

Cornerstone Commercial Contractors, Inc.		Jason Kentner, owner	11-06-2023
CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE