

AIA® Document G704™ – 2017


Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Branford Manor 37 Mather Ave. Groton, CT 06340	CONTRACT INFORMATION: Contract For: General Contracting Date: May 31, 2017	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 10/31/2018
OWNER: <i>(name and address)</i> Branford Manor Preservation, L.P. c/o Related Affordable 60 Columbus Circle New York, NY 10023	ARCHITECT: <i>(name and address)</i> Buchanan Architects, LLC 90 Crown Street New Haven, CT 06510	CONTRACTOR: <i>(name and address)</i> ETC Companies, LLC 275 North Franklin Turnpike Ramsey, NJ 07446

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.)

Buchanan Architects,
LLC

ARCHITECT *(Firm Name)*



SIGNATURE

George Buchanan

PRINTED NAME AND TITLE

10/31/2018

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 20 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:

ETC Companies, LLC
CONTRACTOR (Firm
Name)
Branford Manor
Preservation, L.P.
OWNER (Firm Name)


SIGNATURE

Robert Butwin, Owner
PRINTED NAME AND TITLE

10/31/2018
DATE

SIGNATURE

PRINTED NAME AND TITLE

10/31/2018
DATE

BUCHANAN ARCHITECTS

Field Observation Report 11/ Punch List Revised 11.30.18

Dates of Observation: October 25 2018 9 AM-Noon
Job: 201601- Branford Manor
Report By: David Dickson (Buchanan Architects)
 Brian Cleveland (Buchanan Architects)
Reported To: Kelly Preczewski (Related)
 Jeff Allen (Related)
 Robert Butwin (etc)
 Terry Somerville (etc)

General: The following observations were made during site visit on the above date:

Resident Services Building Exterior

- Parge coat on foundation protection boards as called for on A420/1
- Nail holes on all exterior trim and scalloped ends of entry fascia boards need filling and painting
- Exterior hatch should be painted to match siding
- Computer Counters not installed

Resident Services Building Interior

- Raise pendant light fixtures in Resident's Lounge as shown on A320. Bottom of fixture should be at height of spring of roof truss
- Install door silencers on all doors
- Resident's Lounge exterior doors: adjust bottom latches, weatherstripping does not close gap between doors
- Resident's Lounge entry doors leave 3/8" gap when closed
- Kitchen: island top not secure, drawer not closing, microwave too large for niche
- Provide floor stop at Women's Rest Room door

Site

- Incorrect painted HC symbol in parking space

Building # 25

- ADA Bath: toilet flush lever must be on open side of toilet
- Floor tiles around cleanout plates in corridor badly cut. Replace tiles and cut tight to cleanouts
- Fitness room: Ceiling light lenses loose
- Elevator: No warning signs "Use Stairs in Emergency"
- Reinstall fire extinguishers and signage where previously located in halls unless directed by Building official or Fire Marshal, in writing

The above report includes items that require completion and or correction for the above mentioned project. Items included in this report are limited to those that were accessible and visible during the time of our field observation. Completion and or correction of those items included in this report does not relieve the contractor of their responsibility to provide complete and operational systems in accordance with the contract documents.