



AIA®

# Document G704™ DB – 2004

## Acknowledgement of Substantial Completion of a Design-Build Project

PROJECT: *(Name and address)*

PROJECT NUMBER:

OWNER

CONTRACT FOR:

DESIGN-BUILDER

CONTRACT DATE:

CONTRACTOR

TO OWNER: *(Name and address)*

FROM DESIGN-BUILDER: *(Name and address)*

ARCHITECT

OTHER

### PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The Work performed under this Design-Build Contract has been reviewed and found, to the Owner'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 Design-Build 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 above is the date of issuance established by this Acknowledgment, which is also the date of commencement of applicable warranties required by the Design-Build Documents, except as stated below:

Warranty

Date of Commencement

OWNER

BY

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Design-Builder to complete all Work in accordance with the Design-Build 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.

Cost estimate of Work that is incomplete or defective: \$

The Design-Builder will complete or correct the Work on the list of items attached hereto within ( ) days from the above date of Substantial Completion.

DESIGN-BUILDER

BY *(Signature)*

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof at *(time)* on *(date)*.

OWNER

BY *(Signature)*

DATE

The responsibilities of the Owner and Design-Builder for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: *(Note: Owner's and Design-Builder's legal and insurance counsel should determine and review insurance requirements and coverage.)*