



**AIA**<sup>®</sup>

# Document G704<sup>®</sup> – 2017

## Certificate of Substantial Completion

**PROJECT:** *(name and address)*  
Tarrant County Juvenile Center  
2701 Kimbo Road  
Fort Worth, Texas 76111

**CONTRACT INFORMATION:**  
Contract For: Construction Management  
Date: December 10,2019

**CERTIFICATE INFORMATION:**  
Certificate Number: 1  
Date: 11/29/2022

**OWNER:** *(name and address)*  
County of Tarrant  
100 W. Weatherford Street  
Fort Worth, Texas 76196

**ARCHITECT:** *(name and address)*  
HDR, Inc.  
8750 N. Central Expressway, Suite 100  
Dallas, Texas 75231

**CONTRACTOR:** *(name and address)*  
Steele & Freeman, Inc./Post L Group LLC  
1301 Lawson Rd  
Fort Worth, TX 76131

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.)*

Housing Buildings A,B,C,D,E,F;

Excluding:

- Courts Buildings J,K,L
- CFA storm utilities
- Work added by CPR #10 Audio Video Scope
- Demolition of Area G and H
- Water heaters for Units A and B
- Final ADA walk though and what comes out of it.
- Windows and door hardware at the GYM
- Final site and fence punch
- Security Electronics
- Access Control
- Signage

HDR Architecture, Inc.  
**ARCHITECT** *(Firm Name)*

**SIGNATURE**

Kamran.Elahi, Project  
Manager

**PRINTED NAME AND TITLE**

June 24, 2022

**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.)*

Audio/Video equipment package not complete, Security hardware, CFA storm drainage, Walkway Covers,

### 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.)*

See attached Punch List

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 90 (Ninety) days from the above date of Substantial Completion.

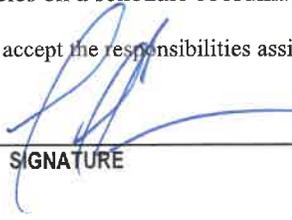
Cost estimate of Work to be completed or corrected: \$1,511,948.00 of incomplete work and 5% of contract will be retained until all punch list discrepancies are corrected, close out documents are submitted and approved by the Architect, AIA forms G706, G706A and G707A are submitted, and all remaining portions of the work are completed, unless otherwise agreed to in writing.

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.)*

Owner shall assume all responsibility of security, maintenance, utilities, damage to the work, and insurance at 12:01 am June 24, 2022 for all areas listed completed above. After that time, the Contractor agrees to complete remaining work and correct remaining punch list discrepancies on a schedule coordinated with the owner to not interfere with the Owner's activities.

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

Steele & Freeman, Inc./Post L Group LLC <b>CONTRACTOR</b> ( <i>Firm Name</i> )	 <b>SIGNATURE</b>	Michael D. Freeman, President <b>PRINTED NAME AND TITLE</b>	January 26, 2023 <b>DATE</b>
County of Tarrant <b>OWNER</b> ( <i>Firm Name</i> )	<b>SIGNATURE</b>	<b>PRINTED NAME AND TITLE</b>	<b>DATE</b>