

**AIA[®]****Document G704™ – 2000****Certificate of Substantial Completion**PROJECT: *(Name and address)*

PROJECT NUMBER:

CONTRACT FOR:

CONTRACT DATE:

TO OWNER: *(Name and address)*TO CONTRACTOR: *(Name and address)*OWNER ☐ARCHITECT ☐CONTRACTOR ☐FIELD ☐OTHER ☐

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

The Work performed under this Contract 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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

ARCHITECT

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 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.

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

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

CONTRACTOR

BY

DATE

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

OWNER

BY

DATE

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

Aia Document G704

**United States. Employment and
Training Administration**



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The Architecture Student's Handbook of Professional Practice American Institute of Architects, 2017-02-07 The essential guide to beginning your career in architecture The Architecture Student's Handbook of Professional Practice opens the door to the vast body of knowledge required to effectively manage architectural projects and practice A professional architect is responsible for much more than design this book is specifically designed to help prepare you for the business and administrative challenges of working in the real world whether you are a student or are just starting out in practice It provides clear insight into the legal financial marketing management and administrative tasks and issues that are integral to keeping a firm running This new edition has been restructured to be a companion textbook for students undertaking architectural practice classes while also fulfilling the specific knowledge needs of interns and emerging professionals It supplements information from the professional handbook with new content aimed at those setting out in the architectural profession and starting to navigate their careers New topics covered in this new edition include path to licensure firm identity professional development strategic planning and integrated project delivery Whether you want to work at a top firm strike out on your own or start the next up and coming team the business of architecture is a critical factor in your success This book brings the fundamentals together to give you a one stop resource for learning the reality of architectural practice Learn the architect's legal and ethical responsibilities Understand the processes of starting and running your own firm Develop manage and deliver projects on time and on budget Become familiar with standard industry agreements and contracts Few architects were drawn to the profession by dreams of writing agreements and negotiating contracts but those who excel at these everyday essential tasks impact their practice in innumerable ways The Architecture Student's Handbook of Professional Practice provides access to the nuts and bolts that keep a firm alive stable and financially sound *The American Institute of Architects Official Guide to the 2007 AIA Contract Documents* American Institute of Architects, 2009-03-23 No other contracts are more widely used in the construction industry than the American Institute of Architects standard forms The American Institute of Architects Official Guide to the 2007 AIA Contract Documents offers unparalleled insight into the AIA's extensive portfolio of contract documents helping the reader understand the forms and how to implement them This guide is divided into two parts Part One The AIA Standard Documents examines the role of AIA Contract Documents their history and how the documents are written and updated It also reviews the educational and supporting resources that are part of the AIA's contract documents program Part Two The AIA Documents Companion describes agreements in detail including the purpose and rationale for provisions Separate chapters cover the owner contractor contractor subcontractor owner architect and architect consultant agreements The guide concludes with a chapter describing pivotal legal cases that have helped shape and interpret AIA contracts Samples of the most commonly used contracts are in print in the appendix and an accompanying CD ROM has samples of all AIA Contract Documents in PDF

format for Mac and PC computers that released in 2007 as well as the Integrated Project Delivery Family of documents that released in 2008 This book is invaluable for construction project owners attorneys contractors subcontractors design professionals and others involved in the procurement management and delivery of building projects It is also recommended for students and young professionals seeking a degree certification or licensure Handbook of Green Building Design and Construction Sam Kubba,2016-10-15 Handbook of Green Building Design and Construction LEED BREEAM and Green Globes Second Edition directly addresses the needs of building professionals interested in the evolving principles strategies and concepts of green sustainable design Written in an easy to understand style the book is updated to reflect new standards to LEED In addition readers will find sections that cover the new standards to BREEAM that involve new construction Infrastructure data centers warehouses and existing buildings Provides vital information and penetrating insights into three of the top Green Building Codes and Standards applied Internationally Includes the latest updates for complying with LEED v4 Practices and BREEAM Presents case studies that draws on over 35 years of personal experience from across the world

The Architect's Handbook of Professional Practice American Institute of Architects,2013-11-25 The definitive guide to architectural practice Business legal and technical trends in architecture are constantly changing The Architect s Handbook of Professional Practice has offered firms the latest guidance on those trends since 1920 The Fifteenth Edition of this indispensable guide features nearly two thirds new content and covers all aspects of contemporary practice including updated material on Small firm practice use of technologies such as BIM and project delivery methods such as IPD and architect led design build Career development and licensure for emerging professionals and state mandated continuing education for established architects Business management topics such as organizational development marketing finance and human resources Research as an integrated aspect of architectural practice featuring such topics as evidence based design and research in a small firm context The Fifteenth Edition of The Architect s Handbook of Professional Practice includes access to a website that contains samples of all AIA Contract Documents in PDF format for Mac and PC computers With comprehensive coverage of contemporary practices in architecture as well as the latest developments and trends in the industry The Architect s Handbook of Professional Practice continues to be the essential reference for every architect who must meet the challenges of today s marketplace with insight and confidence Construction Contracting and Administration for Contract Centers United States. Employment and Training Administration,1982 **Law and Practice for Architects** Robert Greenstreet,Karen Greenstreet,Brian Schermer,2012-06-25 Provides a framework for understanding of the legal contractual and procedural implication of architectural practice The book acts as a useful aide memoire for students and practitioners based on the premise that smooth legal administration will provide the conditions under which client relations can be constructive and good design can be achieved *The CSI Construction Product Representation Practice Guide* Construction Specifications Institute,2013-04-05 The must have reference on construction product representation and

the essential study aid for the Certified Construction Product Representative CCPR Exam The CSI Practice Guides are a library of comprehensive references specifically and carefully designed for the construction professional Each book examines important concepts and best practices integral to a particular aspect of the building process The CSI Construction Product Representation Practice Guide is an authoritative resource for the principles and best practices of effective construction product representation This easy to follow guide includes Coverage of the construction process and the roles the construction product representative can play in it Information that clients require to select appropriate products to meet project requirements Knowledge preparation and use of construction documents The role the product representative plays in an Integrated Product Delivery IPD workflow Access to a password protected website with bonus content including a PDF of the printed book and copies of CSI format documents such as UniFormat and SectionFormat PageFormat The CSI Construction Product Representation Practice Guide is an essential resource for building product manufacturers sales representatives and related professionals and a valuable study aid to help prepare for the Certified Construction Product Representative CCPR Exam

PPI ARE 5.0 Exam Review All Six Divisions, 2nd Edition eText - 3 Months, 6 Months, 1 Year David Kent Ballast, Steven E. O'Hara, 2020-09-01 NCARB Approved for all Six Divisions PPI's second edition of the ARE 5.0 Exam Review by David Kent Ballast offers a comprehensive review of content areas covered in all six NCARB ARE 5.0 division exams Building on the first edition the content has been thoroughly reviewed and updated to the ARE 5.0 exam objectives for all six divisions Key Features NEW NCARB approvals on all six divisions A thorough review of all exam objectives to prepare you to pass all six divisions Over 150 example questions reinforce what you've learned and clarify how to apply key architectural concepts Pages tabbed in six different colors one for each division for easy lookup of a particular exam division Hundreds of tables and figures to facilitate referencing and problem solving Advice tips and exam taking strategies to prepare you for exam day Binding Paperback Publisher PPI a Kaplan Company All Six ARE 5.0 Exam Divisions Covered Comprehensively Practice Management Project Management Programming Analysis Project Planning Design Project Development Documentation Construction Evaluation

The CSI Construction Contract Administration Practice Guide Construction Specifications Institute, 2011-01-19 Get the must have reference on construction contract administration and the essential study aid for the Certified Construction Contract Administrator CCCA Exam The CSI Construction Contract Administration Practice Guide Takes an in depth look at standard contract documents and their successful use in construction projects Provides expert commentary on various standard forms and their use in documenting design decisions made during project construction and providing for clear project communications Discusses the roles and responsibilities of all parties to construction agreements and their effective management Packaged with the book is an access code which provides access to a password protected Web site with bonus content including a PDF of the printed book and copies of CSI format documents such as UniFormat and SectionFormat PageFormat This easy to follow guide offers invaluable tips all

construction professionals can immediately put to use for improving the overall skill and efficiency of document preparation that accurately conveys stated goals ensuring that all interested individuals receive fair representation throughout the entire construction process Part of the CSI Practice Guides a library of comprehensive references specifically and carefully designed for the construction professional Each book examines important concepts and best practices integral to a particular aspect of the building process

Green Construction Project Management and Cost Oversight Sam Kubba,2010-05-20

Green Construction is a specialized and skilled profession and the author has extensive experience in this field With this in mind the reference is designed to provide practical guidelines and essential insights in preparing competent and professional looking Project Analysis Reports and Project Status Reports The book also provides numerous tips on how to phrase the language of reports in a manner that is articulate and clearly understood by Real Estate Lenders and investors as well as being an indispensable companion for both information and stimulus Written in a conversational manner this book will clarify the nuts and bolts of green construction finance and cost monitoring as a profession and will outline the many attributes required to being successful in this field Moreover it will scrutinize the mechanics of organizing monthly meetings contractor payment certifications budgets change orders construction schedules code compliance waivers of lean and much more Drawing on over 30 years of personal experience across the world both as an employee and as an employer the reader will learn how to plan and implement sound business strategies and form alliances in a global context The book also offers important information and penetrating insights into the process of setting up and working as a due diligence consultant In a clear practical style it will be explained how to identify opportunities for business development and how to maximize return It will also articulate how to meet new challenges as well as avoid many of the pitfalls along the way For the individual professional this guide provides useful information and tips to help secure a high paying professional position The book will include amongst other things up to date information on hundreds of useful contacts Topics covered in this guide include types of services offered the consultant s role on the construction loan team what the lender needs to know and marketing techniques The guide will also include a comprehensive appendix that will contain numerous sample letters e g for marketing and certification building loan agreements AIA forms lender consultant agreement closeout documents and much more Likewise included will be an extensive list of useful references from a variety of resources and much more Indeed this handbook will be the most detailed comprehensive program on the market It meets all the criteria of a major work and will provide vital and absorbing reading Provides a detailed blueprint of how to conduct monthly meetings investigations understand typical client consultant agreements analyze contractor requisitions Includes sample letters reports forms and agreements for easy reference Practical guidelines for preparing Property Analysis and Property Status Reports Includes a glossary of important terms abbreviations and acronyms

The CSI Project Delivery Practice Guide Construction Specifications Institute,2010-12-07 Get the must have reference on standards and best practices for the delivery of a

construction project The CSI Practice Guides are a library of comprehensive references specifically and carefully designed for the construction professional Each book examines important concepts and best practices integral to a particular aspect of the construction process Laying the foundation for this series The CSI Project Delivery Practice Guide provides fundamental knowledge for the documentation administration and successful delivery of construction projects It also serves as the pivotal starting point for understanding CSI's core values as well as a useful study aid for those wishing to obtain the Construction Documents Technologist certificate This easy to follow guide Is a great introduction to the construction process for the new practitioner Functions as a ready reference for the experienced construction professional Packaged with the book is an access code which allows access to a password protected web site with bonus content including a PDF of the printed book and samples of CSI format documents such as UniFormat and SectionFormat PageFormat The CSI Project Delivery Practice Guide offers general information all construction professionals need for understanding their roles in the delivery of a construction project Key principles are presented and discussed in detail to allow the reader to take full advantage of material covered in depth by the more specialized CSI Practice Guides If you can own only one Practice Guide this is the one to get

Design and Planning of Research and Clinical Laboratory Facilities Leonard Mayer, 1995-02-20 DESIGN and PLANNING of Research and Clinical LABORATORY FACILITIES In this primer professional reference Leonard Mayer demystifies one of the most complex architectural specialties An architect with more than thirty three years experience as a master planner and programmer of laboratories and clinical facilities Mr Mayer offers a comprehensive overview of the fundamental issues related to laboratory planning and design He also provides designers with a clear and rational framework through which to approach this highly challenging and rewarding design specialty A superb learning tool for students and professionals just getting started in lab design and a valuable one volume reference for the experienced professional Design and Planning of Research and Clinical Laboratory Facilities features Step by step guidance through the complex maze of codes specifications standards and official guidelines relating to the planning design and construction processes New and updated design criteria based on the most recent laws and regulations Master plans facility programs functional programs and requirements programs for a wide variety of scientific and medical disciplines and support facilities Comprehensive lists of relevant codes regulations standards guidelines and important architectural structural mechanical electrical and plumbing criteria Research and clinical laboratory facilities are perhaps the most complex structures to plan and design Intimidated by a vast and seemingly impenetrable body of codes regulations and design criteria pertaining to lab design and construction many architects unfortunately choose to avoid what can be one of the most profitable and professionally rewarding areas of specialization Written by an architect with more than thirty three years of experience as a master planner and programmer of laboratories and clinical facilities this book demystifies the process of laboratory planning and design It provides a comprehensive overview of the fundamental issues related to laboratory design and offers readers detailed step by step

guidance through the complex maze of design specifications and codes standards and official guidelines that must be addressed during the programming planning design and construction process Focusing mainly on laboratory programming planning and design criteria for wet laboratory environments Leonard Mayer provides examples from numerous master plans facility programs functional programs and requirements programs applicable to a wide variety of scientific and medical disciplines and related facilities Related functions and activities include administrative offices computer centers core service and support building services facilities and more He presents new and updated design criteria based on recent laws and regulations and supplies readers with comprehensive lists of relevant codes regulations standards guidelines and architectural structural mechanical electrical and plumbing criteria Design and Planning of Research and Clinical Laboratory Facilities is an excellent primer for architecture students and newcomers to the field as well as an indispensable single volume reference for experienced professionals It is also an invaluable resource for researchers and investigators facility planners and managers plant engineers and all others involved with the design construction maintenance and administration of laboratory facilities

The Architect's Handbook of Professional Practice Joseph A. Demkin, American Institute of Architects, 2008-03-24 This updated resource covers all aspects of architectural practice featuring new material of sustainable design managing multiple offices lifelong learning mentoring and team building revised content on programming project management construction contract administration risk management and ethics and coverage of small firm considerations as well as emerging issues such as integrated practice and integrated project delivery Jacket **The Construction and Demolition of the Rockdale Apartment Project, Atlanta, Ga** United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on Housing and Community Development, 1978 *Operating Your Own Architectural or Engineering Practice* Walter J. Smith, 2012-02-24 Starting your own architecture or engineering firm may seem a bit daunting In *Operating Your Own Architectural or Engineering Practice* author Walter J Smith presents a handbook to help you navigate that process in order to be successful in the long term Based on information gleaned from creating and running his own firm Smith details what it takes to plan organize staff direct and control a business Filled with valuable tips and advice this guide also contains a host of sample forms and documents integral to establishing and maintaining a thriving practice Praise for *Operating Your Own Architectural or Engineering Practice* An invaluable resource for a young professional wanting to start his/her own practice From his years of experience in the profession Mr Smith provides insight on planning financing and managing relationships with staff and consultants topics untouched in today's typical academic environment Knowing on day one what is really involved in the intricacies and mechanics of running a business will increase your potential for success Kelly Wiczorek intern Bay Design Associates Architects PL What started out as a pocket guide for architects and engineers actually turned into a handbook for all disciplines in the building process Contractors owners consultants and financial professionals will receive great insights from reading this book Myron Mickelson president of Mickelson Construction Services Inc

Substantial Rehabilitation & New Construction William Duncan, 2013-11-11 The procedures in this manual distill six years of learning about the most efficient acquisition and construction methods in this country for high volume production of housing affordable to low income people The people in the Rehab Work Group at The Enterprise Foundation have gathered this information first hand and conveyed it in training workshops on production management throughout the country Over 2000 participants in the workshops have included rehab specialists from city housing departments construction managers of single and multifamily rehab projects program managers from both nonprofit housing development organizations and city rehab departments as well as students in colleges and universities They are becoming the backbone of a new cadre of effective producers of affordable housing In the 30 cities and several rural areas where we have both learned and applied these production management techniques they have resulted in savings of 5 10 even 25 percent of the cost of housing development The Enterprise Foundation is a national nonprofit organization that my wife Patty and I launched in 1982 The Foundation's mission is to see that all very low income Americans have the opportunity for fit and affordable housing within a generation and work their way up and out of poverty into the main stream of American life System Failure United States. Congress. House. Committee on Post Office and Civil Service. Subcommittee on Investigations, 1992 California. Court of Appeal (1st Appellate District). Records and Briefs California (State)., *Resolution Trust Corporation's Asset Disposition Policies* United States. Congress. House. Committee on Banking, Finance, and Urban Affairs. Subcommittee on General Oversight and Investigations, 1992

Managing the Complexities of Real Estate Development Bob Voelker, 2022-05-18 Managing the Complexities of Real Estate Development provides a concise summary of the real estate development process allowing the reader to learn the fundamentals and details of development outside of the sink or swim environment of a particular project It offers early and mid career real estate legal and financial professionals a behind the scenes view of the dynamic real estate development world including how developers make money how development companies are structured site location and acquisition financial analysis the design and development process securing financing project performance evaluation and project sale or refinance While focusing on multifamily apartment developments the idiosyncrasies of retail office hotels and mixed use projects are also covered

This book delves into Aia Document G704. Aia Document G704 is an essential topic that must be grasped by everyone, from students and scholars to the general public. This book will furnish comprehensive and in-depth insights into Aia Document G704, encompassing both the fundamentals and more intricate discussions.

1. This book is structured into several chapters, namely:

- Chapter 1: Introduction to Aia Document G704
- Chapter 2: Essential Elements of Aia Document G704
- Chapter 3: Aia Document G704 in Everyday Life
- Chapter 4: Aia Document G704 in Specific Contexts
- Chapter 5: Conclusion

2. In chapter 1, this book will provide an overview of Aia Document G704. The first chapter will explore what Aia Document G704 is, why Aia Document G704 is vital, and how to effectively learn about Aia Document G704.

3. In chapter 2, this book will delve into the foundational concepts of Aia Document G704. The second chapter will elucidate the essential principles that must be understood to grasp Aia Document G704 in its entirety.

4. In chapter 3, this book will examine the practical applications of Aia Document G704 in daily life. This chapter will showcase real-world examples of how Aia Document G704 can be effectively utilized in everyday scenarios.

5. In chapter 4, this book will scrutinize the relevance of Aia Document G704 in specific contexts. The fourth chapter will explore how Aia Document G704 is applied in specialized fields, such as education, business, and technology.

6. In chapter 5, the author will draw a conclusion about Aia Document G704. This chapter will summarize the key points that have been discussed throughout the book.

This book is crafted in an easy-to-understand language and is complemented by engaging illustrations. It is highly recommended for anyone seeking to gain a comprehensive understanding of Aia Document G704.

<https://forums.acdsystems.com/data/publication/HomePages/%20Bmw%20323i%20Repair%20Manual.pdf>

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Aia Document G704 Introduction

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