



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Linn-Mar CSD HS Extension Renovation 2999 North Tenth Street Marion, Iowa 52302	CONTRACT INFORMATION: Contract For: Renovation Work Date: May 10, 2024	CERTIFICATE INFORMATION: Certificate Number: 001 Date: August 22, 2024
OWNER: <i>(name and address)</i> Linn-Mar Community School District 29999 North Tenth Street Marion, Iowa 52302	ARCHITECT: <i>(name and address)</i> OPN Architects, Inc. 200 Fifth Avenue SE, Suite 201 Cedar Rapids, Iowa 52401	CONTRACTOR: <i>(name and address)</i> Unzeitag Construction 1619 F Avenue NE Cedar Rapids, Iowa 52402

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.)

OPN Architects ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	Susan Bowersox,, Senior Project Architect PRINTED NAME AND TITLE	August 22, 2024 DATE OF SUBSTANTIAL COMPLETION
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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.)

ITEMS INDICATED ON THE ATTACHED PUNCHLISTS

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 14 calendar () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$100,000.00

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:

Unzeitag Construction CONTRACTOR <i>(Firm Name)</i>	 SIGNATURE	Doug Wall,, Project Manager PRINTED NAME AND TITLE	09/18/25 DATE
Linn-Mar Community School District OWNER <i>(Firm Name)</i>	 SIGNATURE	Katie Lowe Lancaster Board President PRINTED NAME AND TITLE	 DATE

APPLICATION AND CERTIFICATE FOR PAYMENT

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TO (OWNER) Linn Mar Comm Schools PROJECT: Linn-Mar High School APPLICATION NO: 4 Distribution to:
 490 62nd Street Extension Remodel PERIOD TO: 7/30/2025
 Marion, IA 52302
 () OWNER
 () ARCHITECT

FROM: Unzeitig Construction Co. VIA ARCHITECT: Attn: () CONTRACTOR
 1619 F Ave NE OPN Architects Inc ARCHITECT'S
 Cedar Rapids, IA 52402 200 5th Ave SE, Ste 201 PROJECT NO: ()
 Cedar Rapids, IA 52401 CONTRACT DATE: 5/10/2024

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders Approved in Previous months by owner	Additions	Deductions
	420.88	-21391.75
TOTAL	420.88	(21,391.75)
Approved this Month		
Number	Date Approved	
Totals	420.88	(21,391.75)
Net Change by Change Orders	(20,970.87)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: James D. Little 7/30/2025

1. Original Contract Sum	\$ 1,085,000.00
2. Net Change by Change Orders	(20,970.87)
3. Contract Sum to Date (Line 1+/-2)	1,064,029.13
4. Total Completed & Stored to Date	1,064,029.13
5. Retainage	
a. ____% of Completed Work	
b. ____% of Stored Material	
Total Retainage (Line 5a + 5b)	-
6. Total Earned Less Retainage (Line 4 Less Line 5)	1,064,029.13
7. Less Previous Certificates for Payment (Line 6 from Prior)	(964,029.13)
8. Current Payment Due	\$ 100,000.00
9. Balance To Finish, Plus Retainage (Line 3 Less Line 6)	-

State of: Iowa County of: Linn
 Suscribed and sworn to before me this 30th day of July, 2025

Notary Public: Terrie J Little
 My Commission Expires: 3/27/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified..... \$100,000.00
 (Attach explanation if amount certified differs from the amount applied for.)
 Architect: OPN ARCHITECTS
 By: Sam Jones Date: 8/20/25
 Construction Manager
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

From: UNZEITIG CONSTRUCTION COMPANY
 Project: LINN-MAR HS EXTENSION REMODEL

Project No: 699
 Billing No: 4.00
 From Period: 2-04-25
 To Period: 7-30-25
 Billing Date: 7-30-25

Item	Description	Scheduled Value	Previous Work to Date	Work in Place	Stored Materials	Total Work to Date	Pct Comp	Balance Remaining	Retainage
1	GENERAL CONDITIONS LABOR	30,688.00	30,688.00			30,688.00	100		
2	GENERAL CONDITIONS MATERIALS	13,612.00	13,612.00			13,612.00	100		
3	DEMOLITION LABOR	76,503.00	76,503.00			76,503.00	100		
4	DEMOLITION MATERIALS	19,059.00	19,059.00			19,059.00	100		
5	JOINT SEELANT LABOR	2,237.00	2,237.00			2,237.00	100		
6	JOINT SEELANT MATERIALS	1,853.00	1,853.00			1,853.00	100		
7	DOORS, FRAMES, HARWARD LABOR	12,411.00	12,411.00			12,411.00	100		
8	DOORS/FRAMES/HARDWARE MATERIAL	15,983.00	15,983.00			15,983.00	100		
9	GLAZING LABOR	317.00	317.00			317.00	100		
10	GLAZING MATERIALS	620.00	620.00			620.00	100		
11	GYPSUM BOARD LABOR	10,519.00	10,519.00			10,519.00	100		
12	GYPSUM BOARD MATERIAL	5,958.00	5,958.00			5,958.00	100		
13	ACOUSTIC CEILING LABOR	32,789.00	32,789.00			32,789.00	100		
14	ACOUSTIC CEILING MATERIAL	60,896.00	60,896.00			60,896.00	100		
15	RESILIENT/LINOLIUM/CARPET LABO	29,353.00	29,353.00			29,353.00	100		
16	RESILIENT/LINOLIUM/CARPET MATE	131,696.00	131,696.00			131,696.00	100		
17	PAINTING LABOR	25,530.00	25,530.00			25,530.00	100		
18	PAINTING MATERIAL	8,861.00	8,861.00			8,861.00	100		
19	FIRE SUPPRESSION LABOR	64,080.00	64,080.00			64,080.00	100		
20	FIRE SUPPRESSION MATERIAL	105,106.00	105,106.00			105,106.00	100		
21	HVAC LABOR	63,485.00	63,485.00			63,485.00	100		
22	HVAC MATERIAL	42,076.00	42,076.00			42,076.00	100		
23	ELECTRICAL LABOR	29,501.00	29,501.00			29,501.00	100		
24	ELECTRICAL MATERIAL	52,169.00	52,169.00			52,169.00	100		
25	TELECOM LABOR	36,034.00	36,034.00			36,034.00	100		
26	TELECOM MATERIAL	132,140.00	113,664.00	18,476.00		132,140.00	100		
27	ELECTRONIC SAFETY LABOR	32,770.00		32,770.00		32,770.00	100		
28	ELECTRONIC SAFETY MATERIAL	48,754.00		48,754.00		48,754.00	100		
29	CO-1 ITC002 JBL SPEAKERS	420.88	420.88			420.88	100		
30	CO-2 ITC001, 003, 004	17,741.75-	17,741.75-			17,741.75-	100		
31	CO-3 REPAIR/PUNCH LIST ITEMS	3,650.00-	3,650.00-			3,650.00-	100		

Totals	1,064,029.13	964,029.13	100,000.00	.00	1,064,029.13	100	.00
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