


AIA® Document G704® – 2017
Certificate of Substantial Completion

PROJECT: (name and address) 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: (name and address) Linn-Mar Community School District 29999 North Tenth Street Marion, Iowa 52302	ARCHITECT: (name and address) OPN Architects, Inc. 200 Fifth Avenue SE, Suite 201 Cedar Rapids, Iowa 52401	CONTRACTOR: (name and address) 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  Susan Bowersox,, Senior Project Architect August 22, 2024
ARCHITECT (Firm Name) **SIGNATURE** **PRINTED NAME AND TITLE** **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.)

ITEMS INDICATED ON THE ATTACHED PUNCHLISTS

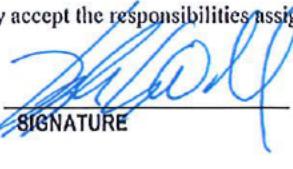
The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of 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  Doug Wall,, Project Manager 09/18/25
CONTRACTOR (Firm Name) **SIGNATURE** **PRINTED NAME AND TITLE** **DATE**
Linn-Mar Community School District  Katie Lowe Lancaster Board President 09/18/25
OWNER (Firm Name) **SIGNATURE** **PRINTED NAME AND TITLE** **DATE**

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	Previous	Work in	Stored	Total Work	Pct	Balance	
	Value	Work to Date	Place	Materials	to Date	Comp	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 SEALANT LABOR	2,237.00	2,237.00			2,237.00	100		
6 JOINT SEALANT 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