

# AIA Document G744™ – 2014

## Certificate of Substantial Completion for a Design-Build Project

**PROJECT:**  
*(Name and address)*  
 Phillippi Shore Elementary - Parking Lot  
 4747 South Tamiami Trail  
 Sarasota, FL 34231  
**TO OWNER:**  
*(Name and address)*  
 Sarasota County Schools  
 1960 Landings Boulevard  
 Sarasota, FL 34231

**PROJECT NUMBER:** 17-034 /  
**CONTRACT FOR:** General Construction  
**CONTRACT DATE:** April 17, 2017

**FROM DESIGN-BUILDER:**  
*(Name and address)*  
 McIntyre Elwell & Strammer General Contractor's, Inc.  
 1645 Barber Road  
 Sarasota, FL 34240

**OWNER:**   
**DESIGN-BUILDER:**   
**CONTRACTOR:**   
**ARCHITECT:**   
**OTHER:**

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

Entire Project

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

**Warranty**  
 One Year

**Date of Commencement**  
 08/11/17

Sarasota County Schools

**Don Hampton**

Digitally signed by Don Hampton  
 DN: cn=Don Hampton, o, ou,  
 email=don.hampton@sarasotacountysschools.net, c=US  
 Date: 2017.10.09 15:22:15 -0400

**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: \$0.00**

The Design-Builder will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

McIntyre Elwell & Strammer  
 General Contractors, Inc.

*Handwritten Signature*

09/01/17

**DESIGN-BUILDER**

**BY**

**DATE**

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at (time) on 08/11/17 (date).

Sarasota County Schools

OWNER

BY

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, including the parties' obligations to obtain and maintain property insurance following Substantial Completion.)*



# CONTRACTOR'S APPLICATION FOR PAYMENT

21705309-5  
FINAL

**TO OWNER:** School Board of Sarasota County      **PROJECT:** Phillippi Shores Parking Lot  
 1960 Landing Blvd      Phillippi Shore Elementary School  
 Sarasota, Fl 34231      4747 South Tamiami Trail  
 Sarasota, FL 34231

**FROM**      **ARCHITECT:**  
**CONTRACTOR:** McIntyre Elwell & Strammer General Contractors, Inc.  
 1645 Barber Road  
 Sarasota, FL 34240

**APPLICATION NO:** MES17034-05  
**APPLICATION DATE:** 10/9/2017  
**PERIOD TO:** 10/9/2017

**CONTRACT DATE:** 4/17/2017  
**CONTRACT FOR:** Parking Lot

Application is made for payment, as shown below, in connection with the Contract  
 (See attached continuation sheet(s))

- 1. ORIGINAL CONTRACT SUM      \$432,566.00
- 2. Net change by Approved Change Orders      (\$13,396.95)
- 3. CONTRACT SUM TO DATE (Line 1 + 2)      \$419,169.05

4. TOTAL COMPLETED AND STORED TO DATE (Column G)      \$419,169.05

5. RETAINAGE
- a. 0.00 % of Completed Work (Columns D + E)      \$0.00
  - b. 0.00% of Stored Material (Column F)      \$0.00

Total Retainage (Line 5a + 5b or Total in Column I)      \$0.00

6. TOTAL EARNED LESS RETAINAGE      \$419,169.05

7. LESS PREVIOUS APPLICATIONS FOR PAYMENT      \$394,923.20

8. CURRENT PAYMENT DUE      \$24,245.85

9. BALANCE TO FINISH, INCLUDING RETAINAGE (line 3 less line 6)      \$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this month	\$0.00	(\$13,396.95)
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$(13,396.95)</b>
NET CHANGES by Change Order		\$(13,396.95)

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.

McIntyre Elwell & Strammer General Contractors, Inc.  
 10/09/2017  
 DATE  
 SIGNATURE  
 Mark Freeman, President  
 PRINTED NAME

State of: Florida  
 County of: Sarasota  
 Sworn and subscribed to before me this 09 day of October 2017  
 Notary Public  
 My Commission Expires Dec. 6, 2018  
 Commission #FF178E75  
 Notary Stamp  
 My Commission Expires Dec. 6, 2018  
 Notary Public  
 Jay HEBBLE PEAGHEY

**PAYMENT AUTHORIZATION**  
 Owner's Representative Approval

Digitally signed by Don Hampton  
 DN: cn=Don Hampton, o, ou, email=don.hampton@sarasotacountyschools.net, c=US  
 Date: 2017.10.10 10:52:15 -04'00'

Signature: Don Hampton  
 Printed Name: Hampton  
 Date: Hampton

Philippi Shores Parking Lot  
 Philippi Shore Elementary School  
 4747 South Tamiami Trail  
 Sarasota, FL 34231

McIntyre Elwell & Strammer General Contractors, Inc.  
 PROJECT #: MES-17-034  
 (A) = Allowance Item

APPLICATION NO.: MES17034-05  
 APPLICATION DATE: 10/09/17  
 PERIOD TO: 10/09/17

ITEM #	DESCRIPTION OF WORK	WORK COMPLETED						TOTAL COMPLETE TO DATE	% COMP.	BALANCE TO FINISH	RETAINAGE
		SCHEDULED VALUE	PREVIOUS APPLICATIONS	THIS APPLICATION	STORED MATERIALS	G (D+E+F)	H (C-G)				
A	B	C	D	E	F	G				I	
00-001	General Conditions	41,405.00	40,041.47	1,363.53		41,405.00	100.0 %				
00-002	Utility Locates	2,500.00		2,500.00		2,500.00	100.0 %				
00-003	Layout/Asbuilt Survey	6,000.00	6,000.00			6,000.00	100.0 %				
00-004	Design Fees	40,030.00	40,453.00	(423.00)		40,030.00	100.0 %				
00-005	Sitework	175,546.00	175,546.00			175,546.00	100.0 %				
00-006	Barricades	7,500.00	7,500.00			7,500.00	100.0 %				
00-007	Bahia Sod	15,460.00	15,460.00			15,460.00	100.0 %				
00-008	Fencing & Gates	16,660.00	16,660.00			16,660.00	100.0 %				
00-009	Concrete: Misc. Patching	5,000.00		5,000.00		5,000.00	100.0 %				
00-010	Electrical: Conduit Shroud	500.00	500.00			500.00	100.0 %				
00-011	Electrical: Site Lighting	74,375.00	74,375.00			74,375.00	100.0 %				
00-012	Contingency	19,249.00	13,997.03	5,251.97		19,249.00	100.0 %				
00-013	Payment & Performance Bond	3,856.00	3,856.00			3,856.00	100.0 %				
	<b>SUBTOTAL</b>	<b>408,081.00</b>	<b>394,388.50</b>	<b>13,692.50</b>		<b>408,081.00</b>	<b>100.0 %</b>				
01-001	Contractor's Fee	24,485.00	23,662.30	822.70		24,485.00	100.0 %				
CO-001	Change Order 001	(13,396.95)	(13,396.95)			(13,396.95)	100.0 %				
	<b>SUBTOTAL</b>	<b>(13,396.95)</b>		<b>(13,396.95)</b>		<b>(13,396.95)</b>	<b>100.0 %</b>				
	<b>TOTAL</b>	<b>419,169.03</b>	<b>418,050.80</b>	<b>1,118.25</b>		<b>419,169.03</b>	<b>100.0 %</b>				

WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$24,245.85 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to School Board of Sarasota County on the job of Phillippi Shores Elem. Parking to the following described property:

Phillippi Shores Parking Lot  
Phillippi Shore Elementary School  
4747 South Tamiami Trail  
Sarasota, FL 34231

Dated on October 09, 2017

McIntyre Elwell & Strammer General Contractors, Inc.  
1645 Barber Road  
Sarasota, FL 34240

BY *Mark Freeman*  
Printed Name Mark Freeman, President

State of: Florida

by Mark Freeman, President, who is personally known to me and did not take an oath.

X *Heidi E. Peachey*  
Notary Public

My Commission expires: 12/6/2018

HEIDI E. PEACHEY  
Notary Public - State of Florida  
Commission #FF178878  
My Commission Expires Dec. 6, 2018