



CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT (NAME):	CONTRACTOR:
PROJECT NUMBER:	CONTRACT FOR:
TO (OWNER): Northern Arizona University Facility Services Planning & Development PO Box 5637 Flagstaff, AZ 86011	CONTRACT DATE:
DATE OF ISSUANCE:	

PROJECT OR DESIGNATED AREA SHALL INCLUDE: _____

The work performed under this Contract has been reviewed and found to be substantially complete. The Date of Substantial Completion is hereby established as _____ which is also the date of commencement of all warranties and guarantees required by the Contract Documents.

DEFINITION OF DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the work or designated portion thereof is the Date certified by the Owner when construction is sufficiently complete, in accordance with the Contract Documents, so the Owner may occupy the work or designated portion thereof for the use for which it is intended.

A list of items to be completed or corrected, prepared by the Contractor and verified and amended by the Design Professional 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. The date of commencement of warranties for items on the attached list will be the date of Substantial Completion unless otherwise agreed to in writing.

DESIGN PROFESSIONAL	SIGNATURE	PRINT	DATE
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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	SIGNATURE	PRINT	DATE
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The Owner accepts the work or designated portion thereof as substantially complete and will assume full possession thereof at _____ (time) on _____ (date).

Arizona Board of Regents

OWNER	SIGNATURE	PRINT	DATE
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The responsibilities of the Owner and the Contractor for maintenance, heat, utilities and insurance shall be as follows:

Owner shall assume responsibilities for security, maintenance, heat, utilities, and insurance on all work completed, with the exception of those items listed on the attached list of items to be completed. The Contractor shall be responsible for security, maintenance, damage to the work, and insurance for all items of the list of work to be completed. The above statements shall not relieve the Contractor of his responsibilities for applicable warranties required by the Contract Documents.