



CERTIFICATE OF SUBSTANTIAL COMPLETION

Project Name: J.R. Lowell Elementary School
175 Orchard St.
Watertown, MA 02472

Project No.: 1613.00

Date of Issuance: October 10, 2023

To Contractor: CTA Construction Managers
(Name & Address) 400 Totten Pond Road
Waltham, MA 02451

To Owner: City of Watertown
(Name & Address) 149 Main Street
Watertown, MA 02472

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

Renovation of the existing Lowell Elementary School 71,000 GSF building and the construction of two additions; One on the north end of the 1926 building of 3,100 GSF and the other on the south end of the 1996 addition of 20,000 GSF.

The Work performed under this Contract has been reviewed and found, to the 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 thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

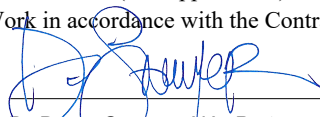
October 1, 2023

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Commissioning of HVAC and Electrical systems

A list of items to be completed or corrected is attached hereto (see Appendix B). 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.

Ai3 Architects, LLC
ARCHITECT


By: Daren Sawyer, AIA, Partner

10/1/23
Date:

The Contractor will complete or correct the Work on the list of items attached hereto within 60 days from the above date of Substantial Completion.

CTA Construction Managers
CONTRACTOR


By: Patrick Thomkins

10/16/23
Date:

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at
(time) 12:01:00 AM on *(date)* October 1, 2023

City of Watertown

OWNER

By: George Proakis, City Manager

Date:

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note - Owner's and Contractor legal and insurance counsel should determine and review insurance requirements and coverage.)

See Appendix A

Copy To: Thomas Finnegan, Hill International
Alana Forbes, Hill International
Patrick Thomkins, CTA

Craig Parker, CTA
Ai3 File



J.R. ELEMENTARY SCHOOL WATERTOWN, MA

Certificate of Substantial Completion

Appendix A

Security

Punchlist work to be performed by the Contractor and/or Subcontractors within the Owner occupied areas will be conducted at times acceptable to the Owner.

The Owner maintains responsibility for security of Owner occupied areas.

Maintenance

The Owner assumes responsibility for maintenance of Substantially Complete areas. However, the Contractor is responsible for maintenance and clean-up of all areas where trades are performing punchlist work for the Contractor.

Damage to the Work

The Contractor or any Subcontractors shall be responsible for any damage caused by their employees, subcontractors, or agents.

The Owner shall be responsible for any damage caused by their employees, subcontractors, or agents.

Insurance

The Owner assumes responsibility for insurance as of 10/10/2023.

The Contractor and all Subcontractors shall maintain Liability Insurance and Worker's Compensation Insurance as required by the contract documents.

Utilities

The Owner assumes responsibility for all utilities within Owner occupied areas.



**J.R. ELEMENTARY SCHOOL
WATERTOWN, MA**

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Appendix B

The attached Punch Lists and Work to Complete lists are intended to identify items which were incomplete or required remedial work as of the date of substantial completion defined herein. The failure to include any items on this list does not alter the responsibility of the Contractor and all Subcontractors to complete all Work in accordance with the Contract Documents.

1. Architectural punchlist from Ai3 Architects
2. Kitchen Equipment punchlist from Crabtree McGrath & Associates.
3. Fire Protection punchlist from Griffith & Vary
4. Plumbing punchlist from Griffith & Vary.
5. Electrical punchlist from Griffith & Vary.
6. Technology punchlist from Ai3.
7. Work to Complete List from CTA