



AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT: <i>(Name and address)</i> Westin Portland Harborview 157 High Street Portland, ME 04101	PROJECT NUMBER: 11009	OWNER <input checked="" type="checkbox"/>
TO OWNER: <i>(Name and address)</i> RB Portland Master Tenant, LLC 157 High Street Portland, ME 04101	CONTRACT FOR: Renovation	ARCHITECT <input checked="" type="checkbox"/>
TO CONTRACTOR: <i>(Name and address)</i> IDC Construction, LLC 1000 Churchill Court Woodstock, GA 30188	CONTRACT DATE: June 6, 2012	CONTRACTOR <input checked="" type="checkbox"/>
		FIELD <input type="checkbox"/>
		OTHER <input type="checkbox"/>

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:
See attached document. Please refer to special inspections report included with this document.

The Work performed under this Contract 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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Raintree Architecture, Inc. CTVin 12-6-2013
 ARCHITECT BY Clarence Vinson 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 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.

Cost estimate of Work that is incomplete or defective: \$ 72,000.00

The Contractor will complete or correct the Work on the list of items attached hereto within (30) days from the above date of Substantial Completion.

IDC Construction, LLC

CONTRACTOR BY DATE

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

Rockbridge Capital, LLC

OWNER BY DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: *(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)* See attached document.



Completed work

Basement

- Longfellow Pre-Function & Restroom.
- Laundry
- BOH Offices
- Employee Room

Main Lobby –

- Hawthorn Room, Prefunction & Restrooms
- Junior Ballroom, Prefunction & Restrooms
- Main Ballroom Pre-Function Restrooms.
- ADR
- Kitchen

2nd – 14th Business Center, Meeting Spaces & Floor Guestrooms

Top Of The East

To be completed

Basement

- Spa Fitness Center – 5%
- Longfellow Meeting Space – 7%

Canopy – 12%

Main Lobby – 2%

- Rines A Meeting Room – 10%
- Rines A Meeting Room – 7%
- Coat Check – 11%
- Main Ballroom – 3%

Presidential Suite – 1%

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