

CERTIFICATE OF SUBSTANTIAL COMPLETION

Project: Baldwin County Annex Probate Renovations
Architect: John Randall Wilson, Architect
Contractor: M.W. Rogers Construction Company LLC
Owner: Baldwin County Commission
Contract Date: May 6, 2025

**The date of substantial completion for the above referenced project is established as:
12:00 Midnight, March 30th, 2026**

The Work indicated above has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete in general accordance with the Contract Documents so that the Owner may occupy or utilize the Work for its intended use.

Warranties required by the Contract Documents shall commence on the date established above for the Project or designated portion thereof as indicated above, unless otherwise provided in the Contract Documents or stated below. **All materials and labor are warranted a minimum of one year from this date.**

List(s) of the items to be corrected or completed will be established nearer the Project completion. Failure to include any item on such list(s) does not alter responsibility of the Contractor to complete all Work in Accordance with the Contract Documents, and shall not constitute acceptance of Work not complying with requirements of the Contract Documents. Contractor shall complete or correct the Work on such list(s), verify each item completed or corrected, and return verified list(s) to Architect for review and acceptance.

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

John Randall Wilson
Issued by John Randall Wilson, **Architect**

March 30, 2026
Date


Contractor accepts responsibilities assigned above

April 3, 2026
Date

Owner accepts as Substantially Complete

Date

Summary of Comments on floor plan.dgn

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-  Number: 1 Author: Randy Subject: Sticky Note Date: 4/1/2026 11:01:30 AM
Remedy stain runs on cap trim.
- Number: 2 Author: Randy Subject: Rectangle Date: 4/1/2026 11:19:04 AM
-  Number: 3 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:27:51 PM
Repair area to match pre-construction- conditions- will need re-sodding.
-  Number: 4 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:26:15 PM
Loose piece of LVT flooring.
-  Number: 5 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:29:08 PM
Provide trim pieces for water supply boxes for appliances.
-  Number: 6 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:26:49 PM
Sand and stain two boards of flooring for door width at this door.
-  Number: 7 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:23:58 PM
Relocate exit light to other end of hallway.
-  Number: 8 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:21:56 PM
Transfer all attic stock to Owner designated location. Coordinate with Owner.
-  Number: 9 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:20:19 PM
Clean door and kick plate.
-  Number: 10 Author: Randy Subject: Sticky Note Date: 4/1/2026 11:02:43 AM
Remedy stain runs on cap trim.
-  Number: 11 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:31:13 PM
Replace door with dark bronze to match.
-  Number: 12 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:18:05 PM
General note for exposed ceilings areas: Verify with Fire Marshall sprinkler heads orientation and locations. Some seem to be obstructed by baffles.
-  Number: 13 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:18:45 PM
Replace door with dark bronze door to match.
-  Number: 14 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:24:38 PM
Relocated exit light from other end of hallway.
-  Number: 15 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:25:30 PM
General Note:A couple storefront doors are missing hold-open hardware.
-  Number: 16 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:19:52 PM
Reverse thumb latch to other side of door.
-  Number: 17 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:15:35 PM
Missing rubber base each side of door
-  Number: 18 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:16:43 PM
Smooth and paint (flat black) exposed concrete between wood flooring entrance door.
-  Number: 19 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:33:09 PM
Transom glazing not installed.
-  Number: 20 Author: Randy Subject: Sticky Note Date: 3/31/2026 4:30:04 PM
Add motorized opener and push button.