



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 10/06/2026

Item Title:	<u>Substantial Completion -</u>	<u>X</u>	Action
	<u>ESSER Faulk Middle School HVAC</u>	<u> </u>	Information
	<u>Upgrades Group II</u>	<u> </u>	Discussion

BACKGROUND:

ESSER Faulk Middle School HVAC Upgrades Group II, is ready for Substantial Completion acceptance by the Brownsville ISD Board of Trustees. The Project Manager, General Contractor and BISD Facilities Department Administration staff conducted a walk-thru to provide a Punch List. As a result, the administration recommends substantial completion acceptance for this project.

Please see the attached:

- AIA Document G704-2017

FISCAL IMPLICATIONS:

None

RECOMMENDATION:

Recommend approval to authorize the ESSER Faulk Middle School HVAC Upgrades Group II Project as substantially complete.

Martin Espinosa / 

Submitted by: Facilities Manager

Eliud Ornelas / 

Recommended by: Interim Facilities / Maintenance Director

Rosario Pena RTSBA / 

Approved by: Assistant Superintendent

Approved for Submission to Board of Education:



Dr. Timothy E. Cuff, Superintendent



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> BISD CSP 23-173 ESSER Faulk MS HVAC Upgrades Group II 2000 Roosevelt St Brownsville, 78521	CONTRACT INFORMATION: Contract For: HVAC Upgrades Date: June 20, 2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: September 24, 2025
OWNER: <i>(name and address)</i> Brownsville Independent School District 1900 E. Price Rd. Brownsville, TX 78521	ARCHITECT: <i>(name and address)</i> Filios Engineering 1126 South Commerce Street Harlingen, TX 78550	CONTRACTOR: <i>(name and address)</i> Carrier Commercial Service 9011 South Sam Houston Parkway West Ste 100 Missouri City, TX 77489

The Work identified below 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 below is the date established by this Certificate. *(Identify the Work, or portion thereof, that is substantially complete.)*

BISD Faulk Middle School
 2000 Roosevelt St.
 Brownsville, Texas 78521

ARCHITECT *(Signature)*

BY: Cesar Gonzalez P.E., Principal
(Printed name, title, and license number if required)

May 30, 2025
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

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, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (= of days) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$29,225.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion.

Annette Riley
CONTRACTOR (Signature)

Annette Riley AREA MGR
(Printed name and title)

12/8/25
Date

OWNER (Signature)

(Printed name and title)

Date