



Brownsville Independent School District

Agenda Category: General Function

Board of Education Meeting: 12/10/24

Item Title: CSP # CSP#22-145 BISD Mini Gyms
HVAC & Additions Skinner Elementary
Group II Substantial Completion

X Action
Information
Discussion

BACKGROUND:

The CSP #22-145 BISD Mini Gyms HVAC and Additions Project Group II is ready for Substantial Completion acceptance by the Brownsville ISD Board of Trustees. The Project Engineer, General Contractor and, BISD Facilities Department Administration Staff conducted a walk-thru to provide punch list report. As a result, the Administration recommends Substantial Completion acceptance for this project.

Attached for reference find the following documents.

- Cover Letter from Engineer
- AIA Document G704-2017 Certificate of Substantial Completion
- Engineer Field Walk-thru Report/Punch list.

FISCAL IMPLICATIONS:

None.

RECOMMENDATION:

Recommend approval to Authorize Administration to Accept BISD Mini Gyms HVAC and Additions Group II Construction Project for Skinner Elementary under CSP #22-145, as substantially complete.

Martin Espinosa
Submitted by: Principal/Program Adm.

Alonso Guerrero
Recommended by: Dir. Health/Operations

Alejandro Cespedes
Approved by: CFO

Approved for Submission to Board of Education:

Dr. Jesus H. Chavez
Superintendent



November 17, 2024
AVO 36427.006

Martin Espinosa
Project/Facilities Manager
Facilities Department
Brownsville ISD

RE: BISD / 9 Campus Mini-Gym Improvements Skinner Substantial Completion

Dear Sir:

Please find enclosed the Substantial Completion form for BISD Mini Gyms Phase II – Skinner Elementary School. Halff has conducted a thorough review of the construction of this project and hereby confirms that it is sufficiently complete and suitable for its intended use.

We appreciate your business. Should you have any questions, please don't hesitate to contact me.

Respectfully,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "John Clint", is written over the typed name.

John Clint, P.E.
Operations Manager



AIA Document G704[®] – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> BISD Mini Gyms HVAC and Additions @ Skinner Elementary 411 W. St. Charles St, Brownsville, TX 78520	CONTRACT INFORMATION: Contract For: 36427.006 Date: December 07, 2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: November 15, 2024
OWNER: <i>(name and address)</i> Brownsville I.S.D. 1900 E. Price Rd. Brownsville, TX 78521	ARCHITECT: <i>(name and address)</i> Halff Associates, Inc. 1075 Paredes Line Rd., Suite B Brownsville, TX 78521	CONTRACTOR: <i>(name and address)</i> Scoggins Construction Co. 17862 Graham Rd. Harlingen, TX 78552

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.)
Entire Work.

<u>Halff Associates, Inc.</u>	<u>Luis Hernandez Nava, P.E.</u>	<u>11/15/2024</u>
ARCHITECT (Firm Name)	SIGNATURE	DATE OF SUBSTANTIAL COMPLETION
	<u>Mechanical Engineer</u>	
	PRINTED NAME AND TITLE	

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.)
All project work.

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.)

Refer to Punch List report dated 11/13/2024.

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 (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$2,000.00

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:

<u>Scoggins Construction Co.</u>	<u>[Signature]</u>	<u>Bill Scoggins, President</u>	<u>11-15-24</u>
CONTRACTOR (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE
<u>Brownsville I.S.D.</u>	<u>[Signature]</u>	<u>Dr. Jesus H. Chavez,</u>	
OWNER (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE
		<u>Brownsville ISD - Superintendent</u>	



Punch List

To: Jeff Scoggins **Date:** 11/13/2024
From: Luis E Hernandez Nava, P.E. **AVO:** 36427.004
Email: lhernandeznava@halff.com **Project:** Skinner Elementary – Mini Gyms
Contract for: Brownsville ISD – Mini Gyms Phase II Skinner Elementary School

The following items require the attention of the Contractor for completion or correction. This list may not be all-inclusive, and the failure to include any items on this list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

ITEM NO.	LOCATION (AREA)	DESCRIPTION	COMPLETION DATE	A/E CHECK DATE
	Gymnasium	<p>The contractor shall provide TAB report to confirm CFMs at each air device.</p> <p>The return air louver is not properly installed. Most of the screws attaching the louver to the wall are behind the metal frame.</p>		
	Vestibule	<p>Floor drain missing trap guard. Refer to plumbing schedules for recommended trap guard model.</p> <p>Missing floor clean out. Refer to plumbing drawings for location.</p> <p>Missing hose bibb. Refer to plumbing drawings for location.</p> <p>Coverings protecting lavatory p-traps are loose. Secure coverings in a safely manner so occupants cannot remove them easily.</p>		

ITEM NO.	LOCATION (AREA)	DESCRIPTION	COMPLETION DATE	A/E CHECK DATE
	Jan/Mech/Storage	<p>Supply duct and outside air duct penetration through exterior and interior walls needs to be completely sealed. Provide caulking to gaps to avoid unconditioned air through cracks.</p> <p>Provide identification equipment tags for all electrical and mechanical equipment such as air handlers, electrical panels, disconnects, water heaters and circulating pumps as per MEP specifications.</p> <p>Circuits serving MEP equipment are not clearly labeled under panels and disconnects. Refer to MEP specifications.</p> <p>Hot water shall be insulated as per piping schedule. Refer to plumbing drawings for more information.</p> <p>Electrical conduit serving water heater shall have their own means of support. Conduit shall not use zip ties holding into another conduit to support it.</p> <p>Condensate line discharging into mop sink shall terminate 6" above fixture. Refer to plumbing details for more information.</p> <p>Condensate lines serving air handler units shall have a p-trap to prevent unwanted air and sewer gases from floor sink coming into the unit. Refer to AHU manufacturer's installation manual for recommended p-trap height.</p>		