



## JUDSON INDEPENDENT SCHOOL DISTRICT

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**Meeting Date:** September 18, 2025

**Submitted By:** Daniel Brooks  
**Title:** Assistant Superintendent

**Agenda Item:** Consider and take action approving the final payment and acceptance of the work for the Cibolo Creek Middle School project in Bond 2022.

### CONSENT ITEM

#### **RECOMMENDATION:**

It is recommended that the Board approve the final payment and accept the work for the Cibolo Creek Middle School project in Bond 2022.

#### **IMPACT/RATIONALE:**

Per Judson ISD Board Policy, CV – Facilities Construction (Local Policy) states RE: Final Payment: The District shall not make final payments for construction or the supervision of construction until the work has been completed, and the Board has accepted the work."

#### **BOARD ACTION REQUESTED:**

**Approval/Disapproval**



## JUDSON INDEPENDENT SCHOOL DISTRICT

### Facilities Planning Department

**Date:** September 18, 2025

**To:** Lynnette Trevino, Director of Purchasing

**From:** Benjamin S. Mora, Executive Director of Facilities Planning

**Project:** Cibolo Creek Middle School Project

The Department of Facilities Planning is recommending that the Board of Trustees approve the final payment and accept the work for the project in Bond 2022 as listed below:

- Cibolo Creek Middle School

Punchlist items are being finalized. Final payment will be made upon completion.

Per Judson ISO Board Policy, CV – Facilities Construction (Local Policy) - Final Payment: "The district shall not make final payments for construction or the supervision of construction until the work has been completed, and the Board has accepted the work."

**CC:** Cecilia Davis, Deputy Superintendent of Operations  
Daniel Brooks, Assistant Superintendent of Operations

**Certificate(s) of Substantial Completion**

**Board Meeting Date - September 18, 2025**

Item No.	Bond Program	Campus	Project	Completion Date	COSC#	Board Approval Date
1	2022	Cibolo Creek Middle School	New Construction	8/4/2025	001	9/18/2025
2						
3						
4						
5						
6						
7						
8						
9						
10						

# AIA® Document G704® – 2017

## Certificate of Substantial Completion

**PROJECT:** *(name and address)*

Judson MS # 6 21-032

**CONTRACT INFORMATION:**

Contract For:

Date:

08-12-2025

**CERTIFICATE INFORMATION:**

Certificate Number:

1

Date:

08-12-2025

**OWNER:** *(name and address)*

Judson ISD

8012 Shin Oak Drive

San Antonio, TX 78233

**ARCHITECT:** *(name and address)*

Pfluger Architects

200 E. Grayson Street

San Antonio, TX 78215

**CONTRACTOR:** *(name and address)*

SpawGlass

9331 Corporate Drive

Selma, Texas 78154

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.)*

Interior work only. See attached punch lists.

  
ARCHITECT *(Signature)*

BY: Frank Amaro, AIA

*(Printed name, title, and license number if required)*

08-04-2025 8:00am

*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.)*

See attached lists.

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: \$500,000.00

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:

  
CONTRACTOR *(Signature)*

BY: Ryan Chavez

*(Printed name and title)*

Date

8/12/25

  
OWNER *(Signature)*

BY: Ben Mora, Executive Director , Facilities &amp; Planning

*(Printed name and title)*

8/12/25

Date