



## JUDSON INDEPENDENT SCHOOL DISTRICT

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**Meeting Date:** October 16, 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 Traffic Signal and Flasher Improvements 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 Traffic Signal and Flasher Improvements 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**



**Date:** October 16, 2025

**To:** Daniel Brooks, Assistant Superintendent of Operations

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

**Project:** Cibolo Creek Middle School Traffic Signal and Flasher Improvements 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 Traffic Signal and Flasher Improvements

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

Per Judson ISD 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

**Certificate(s) of Substantial Completion****Board Meeting Date - October 16, 2025**

Item No.	Bond Program	Campus	Project	Completion Date	COSC#	Board Approval Date
1	2022	Cibolo Creek Middle School	Traffic Signal and Flasher Improvements	8/8/2025	001	10/16/2025
2						
3						
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# AIA® Document G704® – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> RFCSP 23-21 Cibolo Creek Middle School - Traffic Signal and Flasher Improvements Intersection of Wortham Oaks Blvd. and Walden Walk	<b>CONTRACT INFORMATION:</b> Contract For: General Construction  Date: July 17, 2024	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 01  Date: September 09, 2025
<b>OWNER:</b> <i>(name and address)</i> Judson Independent School District 8012 Shin Oak Drive Live Oak, TX 78233	<b>ARCHITECT:</b> <i>(name and address)</i> Moy Tarin Ramirez Engineers, LLC 12770 Cimarron Path, Suite 100 San Antonio, TX 78249	<b>CONTRACTOR:</b> <i>(name and address)</i> E-Z Bel Construction, LLC 203 Recoleta San Antonio, Texas 78216

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.)*

All work as shown on the construction plans and specifications.

  
\_\_\_\_\_  
ARCHITECT *(Signature)*

BY: Sean Smith, P.E., Senior Vice President  
\_\_\_\_\_  
*(Printed name, title, and license number if required)*

August 08, 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.)*

See attached substantial completion punchlist.


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 Zero(0) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$5000.00

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:

  
Chad Frymire  
\_\_\_\_\_  
CONTRACTOR *(Signature)*

Chad Frymire, Project Manager  
\_\_\_\_\_  
*(Printed name and title)*

09/11/2025  
\_\_\_\_\_  
*Date*

  
\_\_\_\_\_  
OWNER *(Signature)*

Benjamin S. Morc  
\_\_\_\_\_  
*(Printed name and title)*

9-18-25  
\_\_\_\_\_  
*Date*