



## 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 Selma Elementary School project in Bond 2022.

### CONSENT ITEM

#### **RECOMMENDATION:**

It is recommended that the Board approve the final payment and accept the work for the Selma Elementary 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**



**Date:** September 18, 2025

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

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

**Project:** Selma Elementary 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:

- Selma Elementary 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	Selma Elementary School	New Construction	8/11/2025	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)*  
2023-01 JISD Elementary School #21  
16842 Retama Pkwy, Selma, TX 78154

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: May 01, 2024

**CERTIFICATE INFORMATION:**  
Certificate Number: 001  
Date: August 11, 2025

**OWNER:** *(name and address)*  
Judson Independent School District  
8012 Shin Oak Dr.  
Live Oak, Tx 78233

**ARCHITECT:** *(name and address)*  
Alamo Architects  
1512 South Flores St.  
San Antonio, TX 78204

**CONTRACTOR:** *(name and address)*  
Nunnelly General Contractor  
2922 N. PanAm Expy  
San Antonio, TX 78208

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.)*

Selma Elementary School Building Interior, Exterior and corresponding building systems.

This Certificate of Substantial Completion excludes the following items from the above general areas: Building Intrusion Detection, Interior wall and school graphics, Exterior courtyard, playgrounds, associated soft and hardscape, canopy roof connecting areas A&D, fences, gates, marquee sign, all other sitework, landscape, and irrigation.

Alamo Architects  
ARCHITECT *(Firm Name)*

  
SIGNATURE

Nicole Marrone, Principal  
PRINTED NAME AND TITLE

August 11, 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 all 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.)*

Refer to attached punchlists of items pertaining to work included within this Certificate of Substantial Completion. Additional deficiency lists will be added by addendum as final lists of reviewed spaces are completed.

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

Cost estimate of Work to be completed or corrected: \$500,000

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.)*

All warranties shall be honored by the Contractor

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

Nunnelly General  
Contractor

**CONTRACTOR** (*Firm  
Name*)

Judson Independent School  
District

**OWNER** (*Firm Name*)

  
**SIGNATURE**

Blaine Beckman

**PRINTED NAME AND TITLE**

8-18-2025

**DATE**

Benjamin Mora, Executive  
Director of Facilities  
Planning

  
**SIGNATURE**

**PRINTED NAME AND TITLE**

8-18-25

**DATE**