



**Meeting Date:** February 20, 2025

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

**Agenda Item:** Consider and take action regarding approving the certificate(s) of substantial completion supporting the progress and completion of Candlewood ES – Phase II Interior Renovations in Bond 2016.

## CONSENT ITEM

### **RECOMMENDATION:**

It is recommended that the Board approve the certificate(s) of substantial completion supporting the progress and completion of projects in Bond 2016.

### **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:** February 20, 2025

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

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

**Project:** Approval of Certificate(s) of Substantial Completion

The Department of Facilities Planning is recommending the approval of the attached certificate(s) of substantial completion supporting the progress and completion of projects in Bond 2016:

Candlewood ES – Phase II Interior Renovations

It is recommended that the Board of Trustees approve the Certificate(s) of Substantial Completion supporting progress and completion of the construction projects associated with the 2016 Bond, including authorization to make final payments as necessary.

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 - February 20, 2025**

<b>Item No.</b>	<b>Bond Program</b>	<b>Project</b>	<b>Completion Date</b>	<b>COSC#</b>	<b>Area</b>	<b>Board Approval Date</b>
1	2016	Candlewood ES - Phase II Interior Renovations	10/29/2024	002	Restrooms 312 and 314	2/20/2025
2	2016	Candlewood ES - Phase II Interior Renovations	2/5/2025	003	Teachers Lounge 323, Restrooms 239, 241, 319 and 321 and Single User Restrooms.	2/20/2025
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10						

# AIA® Document G704® – 2017

## Certificate of Substantial Completion

**PROJECT:** *(name and address)*  
Candlewood ES Renovation Phase 2  
3635 Candleglenn  
San Antonio, TX 78244

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: 12/15/2023

**CERTIFICATE INFORMATION:**  
Certificate Number: 002  
Date: 10/29/2024

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


**ARCHITECT:** *(name and address)*  
Corgan Associates, Inc.  
401 S 1st St, Suite 650  
Austin, TX 78704

**CONTRACTOR:** *(name and address)*  
Bandy Constructors  
5047 Sherri Ann Rd.  
San Antonio, TX 78233

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, which is substantially complete.)*

Restrooms 312 & 314, Classroom

Corgan Associates, Inc.		Andrew J. Perez, Vice President	10/15/2024
<b>ARCHITECT</b> <i>(Firm Name)</i>	<b>SIGNATURE</b>	<b>PRINTED NAME AND TITLE</b>	<b>DATE OF SUBSTANTIAL COMPLETION</b>

### 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.)*  
N/A

### 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.)*

Architectural Punch List Dated 10/15/2024  
MEPT Punch List Dated 10/02/2024

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

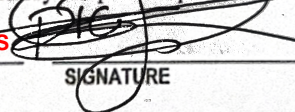
Cost estimate of Work to be completed or corrected: \$1,000.00

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 hereby accepts responsibility for the above listed items as of 12:01 am on 10/16/2024

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

DL BANDY CONSTRUCTORS		<b>ERIC PEREZ - PROJECT MANAGER</b>	<b>10/29/2024 3:38:09 PM</b>
<b>CONTRACTOR</b> <i>(Firm Name)</i>	<b>SIGNATURE</b>	<b>PRINTED NAME AND TITLE</b>	<b>DATE</b>

OWNER (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE
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# AIA® Document G704® – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> Candlewood ES Renovation Phase 2 3635 Candleglenn San Antonio, TX 78244	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: 12/15/2023	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 003 Date: 02/05/2025
<b>OWNER:</b> <i>(name and address)</i> Judson Independent School District 8012 Shin Oak Dr. Live Oak, TX 78233	<b>ARCHITECT:</b> <i>(name and address)</i> Corgan Associates, Inc. 401 S 1st St Suite 650 Austin, TX 78704	<b>CONTRACTOR:</b> <i>(name and address)</i> Bandy Constructors 5047 Sherri Ann Rd. San Antonio, TX 78233

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.)*

Teachers Lounge 323, Restrooms 239, 241, 319, 321, Single User Restrooms adjacent to 319 & 321.

Corgan Associates, Inc.

ARCHITECT *(Firm Name)*



Andrew J. Perez, Vice  
President

PRINTED NAME AND TITLE

01/10/2025

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 at 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.)*

Architectural Punch Lists Dated 12/20/2024 & 01/10/2025

MEPT Punch List Dated 01/21/2025

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: \$5,000.00

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 hereby accepts responsibility for the above listed items as of 12:01 am on 01/11/2025

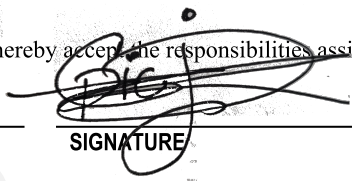
The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Bandy Constructors

**CONTRACTOR** (*Firm Name*)

Judson Independent School District

**OWNER** (*Firm Name*)



SIGNATURE

SIGNATURE

**ERIC JOEL PEREZ**

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

**01/31/2025**

DATE

DATE

