

# CERTIFICATE OF SUBSTANTIAL COMPLETION

AIA DOCUMENT G704

(Instructions on reverse side)

OWNER   
ARCHITECT   
CONTRACTOR   
FIELD   
OTHER

**PROJECT:**  
Galveston College Northern Building West and East Stairwell  
Window Replacement  
4015 Avenue Q  
Galveston, TX 77550

**PROJECT NO.:** 2604-02

**CONTRACT FOR:** Construction Services  
**CONTRACT DATE:** May 14, 2018

**TO OWNER:**  
Galveston College  
4015 Avenue Q  
Galveston, TX 77550

**TO CONTRACTOR:**  
J.T. Vaughn Construction, LLC  
1028 Broadway St  
Galveston, TX 77550

**DATE OF ISSUANCE:** February 13, 2019

**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**

Galveston College Northern Building West and East Stairwell Window Replacement

The Work performed under this Contract 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 thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

February 13, 2019

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be completed or corrected is attached hereto. 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.

Price Consulting, Inc.

ARCHITECT

BY

MARCH 1, 2019

DATE

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.

J.T. Vaughn Construction, LLC

CONTRACTOR

BY

February 18, 2019

DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at (time) on (date).

Galveston College

OWNER

BY

DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note—Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



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**PUNCH LIST  
WINDOW REPLACEMENT**

**GALVESTON COLLEGE: NORTHEN BUILDING  
2250 41<sup>ST</sup> STREET  
GALVESTON, TEXAS  
PCI PROJECT NO. 11459.18**

The following items, which require correction or completion, were identified on February 13, 2019 during an inspection of the subject window replacement at the Galveston College Northern Building. Those present at site during this inspection included Dr. Van Patterson and Mr. Tim Setzer of Galveston College, Mr. Kyle Willcott and Mr. Heriberto Pedraza of Vaughn Construction, and Mr. Richard Smith of Price Consulting, Inc..

1. Adjacent doors were not aligned with one another at the West entrance (Photograph 1).
2. Door panic hardware was not adjusted properly (door hardware scraped when operating doors) at all locations.
3. Door closer sweep speed and latch speeds are not properly adjusted (too fast sweep speed and variation of sweep speed between adjacent doors). Adjust door closers as necessary.
4. Color of fasteners at door sub-frames do not match color of frames (Photograph 2).
5. Remnants of existing sealant on exterior walls adjacent to new curtain wall frames (Photographs 3 and 4).
6. Damaged finish (fractured and discolored finish) at outside corners of formed sheet aluminum closures (Photographs 5 and 23).
7. Low voltage wires exposed (not encased in conduit or covers/closures) at West and East card reader entry doors (Photograph 6).
8. A hole observed in curtain wall frame above West entry door (Photograph 7).
9. Interior glazing gasket misaligned (not flush with horizontal surface of curtain wall frame) at various locations (Photograph 8).
10. Curtain wall sill snap covers not fully engaged to curtain wall framing at various locations (Photograph 9).
11. Stains on interior walls adjacent to curtain wall framing at various locations (Photograph 10).
12. Color variation between curtain wall framing and adjacent sheet aluminum closures (Photograph 11).
13. Debris observed on window ledge at level 2 below North elevation window at East stairwell (Photograph 12).
14. Discolored finish on cover of door closer West entry door at East stairwell (Photograph 13).
15. Backer rod and sealant not installed at interior head of level one curtain wall window on South elevation of East stairwell (Photograph 14).
16. Disengaged glazing gasket at exterior face of curtain wall window on North elevation at East stairwell (Photograph 15).
17. Fasteners missing (improperly located hole?) in threshold at East door of East stairwell (Photograph 16).

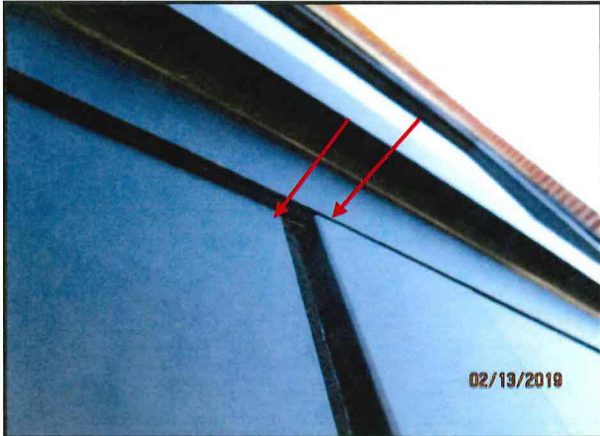


**PUNCH LIST  
WINDOW REPLACEMENT  
(CONTINUED)**

18. Thresholds not set into full bed of sealant (no sealant at exterior portion of threshold aligning with door frame perimeter sealant location).
19. Concrete floor slab not drilled out at vertical panic rod insert locations for door (Photograph 17).
20. Tops and bottoms of adjacent door leafs misaligned (one leaf higher than the other) (Photograph 18).
21. Exterior sealant weep tubes extended beyond exterior surface of curtain wall frame approximately 3/4-inch (Photograph 19).
22. Top of wall opening damaged or stained at curtain wall on level 2 at North elevation of East stairwell (Photograph 20).
23. Construction related debris on ground beneath recently installed curtain wall windows (Photograph 21).
24. Inadequate sealant (sealant installed flush with top of floor slab and sealant not tooled) at bottom of sheet aluminum jamb closure at interior of entry on West elevation of East stairwell (Photograph 22).
25. Damaged/stained sheet aluminum closure at top of curtain wall frame above entry doors at West elevation of East stairwell (Photograph 23).
26. Damaged weather-stripping on entry doors at East stairwell (Photograph 24).
27. Install counterflashing at head of level one curtain wall window at North elevation of East stairwell.
28. Install lock cylinders in door leafs.

This listing does not alter the Contractor's responsibility for compliance with the Contract Documents. This listing is considered to be a Punch List provided to assist the Contractor in the identification and completion of known items of unfinished work on the project. The failure to include any item from such list does not alter the responsibility of the Contractor to complete all work in accordance with the Contract Documents. Contractor shall proceed with completion of the work, and prepare notice when the work is ready for final inspection.

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NORTHEN BUILDING



1. DOOR LEAFS NOT ALIGNED



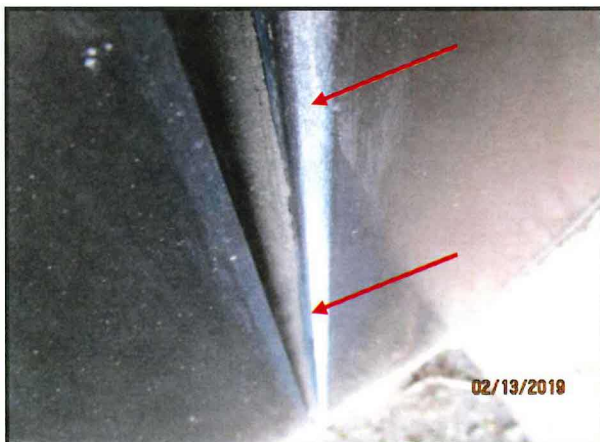
2. FASTENER HEAD FINISH DOES NOT MATCH  
ADJACENT FRAMING



3. REMNANTS OF SEALANT ON SURFACE OF  
EXTERIOR BRICK VENEER



4. REMNANTS OF SEALANT ON SURFACE OF  
EXTERIOR BRICK VENEER



5. DAMAGED FINISH AT OUTSIDE CORNER  
OF SHEET ALUMINUM CLOSURE



6. UNPROTECTED ELECTRICAL WIRES (wiring  
not encased within conduit or closure)

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**7. HOLE IN CURTAIN WALL FRAME**



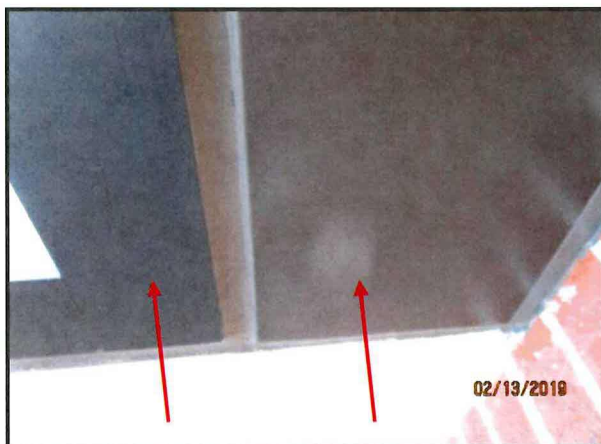
**8. MISALIGNED INTERIOR GLAZING GASKET**



**9. INTERIOR SNAP COVER NOT ENGAGED TO CURTAIN WALL FRAME**



**10. STAIN ON INTERIOR WALL**



**11. COLOR VARIATION BETWEEN CURTAIN WALL FRAME AND SHEET ALUMINUM CLOSURE**



**12. DEBRIS ON EXTERIOR WINDOW LEDGE AT LEVEL 2**

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**13. DISCOLORED FINISH ON DOOR CLOSURE COVER**



**14. MISSING SEALANT AT TOP OF WINDOW AT INTERIOR**



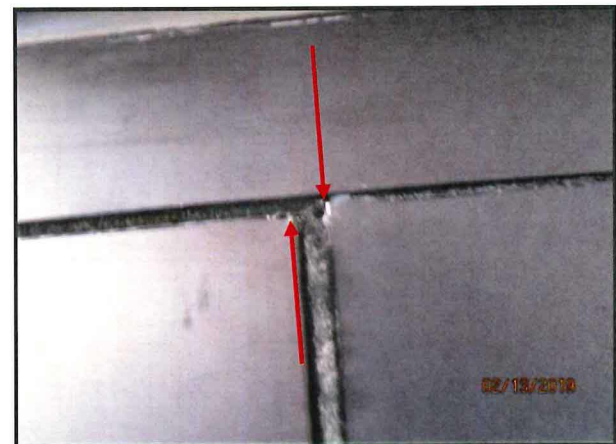
**15. DISINGAGED EXTERIOR GLAZING GASKET**



**16. MISSING FASTENER IN DOOR THRESHOLD**

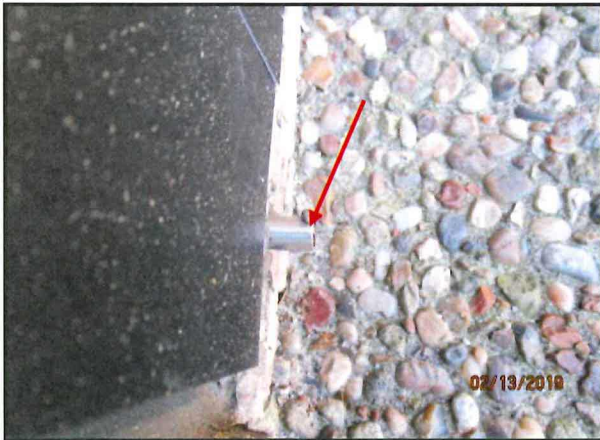


**17. CONCRETE NOT DRILLED OUT AT DOOR PANIC ROD INSERT LOCATIONS**

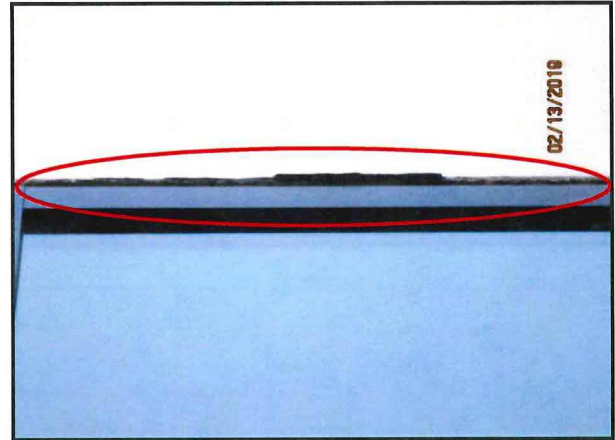


**18. TOP OF ADJACENT DOORS MISALIGNED**

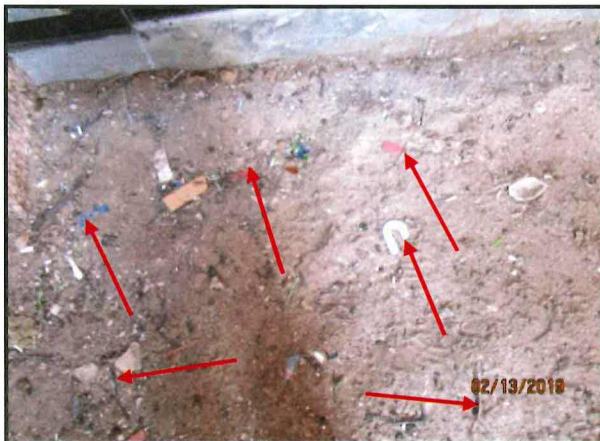
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19. WEEP TUBE PROTUDING OUT FROM CURTAIN WALL FRAME



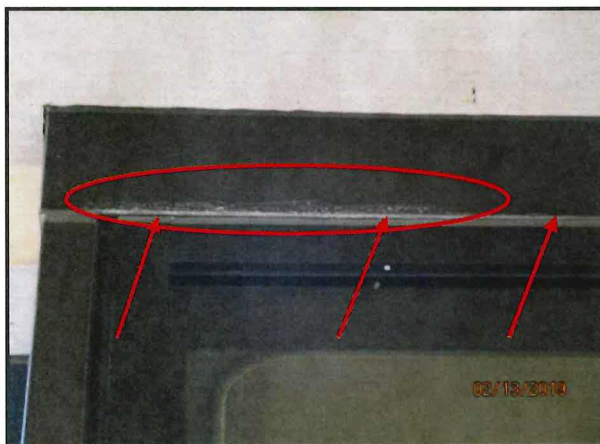
20. DAMAGED/STAINED AREA AT WALL OPENING



21. CONSTRUCTION RELATED DEBRIS ON GROUND



22. INADEQUATE SEALANT AT BOTTOM OF SHEET METAL CLOSURE



23. DAMAGED FINISH AT OUTSIDE CORNER OF SHEET ALUMINUM CLOSURE; STAINING ON SHEET ALUMINUM CLOSURE



24. DAMAGED WEATHERSTRIPPING ON DOOR