

Meeting Date: June 5, 2025

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action approving the final payment and accept the work of the Districtwide MEP (Mechanical, Electrical and Plumbing) Package V in Bond 2017.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the final payment and accept the work of the Districtwide MEP (Mechanical, Electrical and Plumbing) Package V in Bond 2017.

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: June 5, 2025

To: Daniel Brooks, Assistant Superintendent of Operations

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

Project: Districtwide MEP (Mechanical, Electrical and Plumbing) Package V

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 2017 as listed below:

- Districtwide – MEP (Mechanical, Electrical and Plumbing) Package V

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

Board Meeting Date - May 15, 2025

Item No.	Bond Program	Project	Completion Date	COSC#	Area	Board Approval Date
1	2017	Districtwide – MEP (Mechanical, Electrical and Plumbing) Package V	4/16/2025	001	Metzger MS - Chiller Replacement Millers Point ES - Chiller Replacement	6/5/2025
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AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Judson Professional Services Agreement
District Wide MEP - Pkg #005
Chiller Replacement

CONTRACT INFORMATION:
Contract For: General Construction
Date: 01-24-2025

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: 04-16-2025

OWNER: *(name and address)*
Judson Independent School District
8012 Shin Oak
Live Oak, Tx 78233-2457

ARCHITECT: *(name and address)*
MEP Engineering, Inc.
9830 Colonnade Blvd.
Suite 230
San Antonio, Tx 78230

CONTRACTOR: *(name and address)*
Yates Company
4738 Whirlwind Dr.
San Antonio, Tx 78217

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.)

As per attached Substantial Completion Observation, dated 04/15/2025

MEP Engineering, Inc.
ARCHITECT *(Firm Name)*


SIGNATURE

James Calahan, P.E.
PRINTED NAME AND TITLE

04/08/2025
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.)

As per attached Substantial Completion Observation, dated 04/15/2025.

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 twenty-one (21) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$3,500.00

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:

Yates Company
CONTRACTOR (*Firm
Name*)


SIGNATURE

Brandon Yates, Service
Manager
PRINTED NAME AND TITLE

4/16/25
DATE

Judson ISD
OWNER (*Firm Name*)

SIGNATURE

Benjamin Mora
Executive Director,
Facilities Planning
PRINTED NAME AND TITLE

DATE