



JUDSON INDEPENDENT SCHOOL DISTRICT

Meeting Date: November 20, 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 Districtwide Gym HVAC Upgrades Project – Phase I in Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the final payment and accept the work for the Districtwide Gym HVAC Upgrades Project – Phase I 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



JUDSON INDEPENDENT SCHOOL DISTRICT

Facilities Planning Department

Date: November 20, 2025

To: Lynnette Trevino, Director of Purchasing

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

Project: Districtwide Gym HVAC Upgrades Project – Phase I

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:

- Districtwide Gym HVAC Upgrades Project – Phase I

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
Daniel Brooks, Assistant Superintendent of Operations

Certificate(s) of Substantial Completion**Board Meeting Date - November 20, 2025**

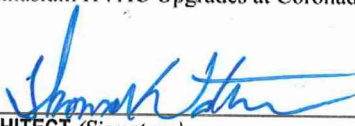
Item No.	Bond Program	Campus	Project	Completion Date	COSC#	Board Approval Date
1	2022	Coronado Village Elementary School	Gym Air Conditioning - Phase I			11/20/2025
2	2022	Hopkins Elementary School	Gym Air Conditioning - Phase I			11/20/2025
3	2022	Judson Middle School	Gym Air Conditioning - Phase I			11/20/2025
4	2022	Olympia Elementary School	Gym Air Conditioning - Phase I			11/20/2025
5	2022	Salinas Elementary School	Gym Air Conditioning - Phase I			11/20/2025
6	2022	Woodlake Hills Middle School	Gym Air Conditioning - Phase I			11/20/2025

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Judson ISD - Gymnasium HVAC Updates - Phase 1 Multiple Campuses	CONTRACT INFORMATION: Contract For: Construction Date: .	CERTIFICATE INFORMATION: Certificate Number: Coronado Village ES Date: October 28, 2025
OWNER: <i>(name and address)</i> Judson Independent School district 8012 Shin Oak Drive Live Oak, TX 78233	ARCHITECT: <i>(name and address)</i> Cleary Zimmermann Engineers 1344 S Flores, Suite 101 San Antonio, TX 78204	CONTRACTOR: <i>(name and address)</i> CGC General Contractors 5419 Brewster Street San Antonio, TX 78238

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.)*
Gymnasium HVAC Upgrades at Coronado Village ES.



ARCHITECT *(Signature)*

Thomas Watson, PE

(Printed name, title, and license number if required)

September 23, 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 punch list.

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: \$2,000.00

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



CONTRACTOR *(Signature)*

Paul Gambill/VP

(Printed name and title)

10/31/2025

Date

OWNER *(Signature)*

(Printed name and title)
Ben Mora, Executive Director of
Facilities Planning

Date

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Judson ISD - Gymnasium HVAC Updates -
Phase 1
Multiple Campuses

CONTRACT INFORMATION:
Contract For: Construction
Date: .

CERTIFICATE INFORMATION:
Certificate Number: Hopkins ES
Date: October 28, 2025

OWNER: *(name and address)*
Judson Independent School district
8012 Shin Oak Drive
Live Oak, TX 78233

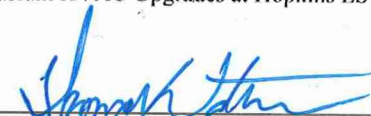
ARCHITECT: *(name and address)*
Cleary Zimmermann Engineers
1344 S Flores, Suite 101
San Antonio, TX 78204

CONTRACTOR: *(name and address)*
CGC General Contractors
5419 Brewster Street
San Antonio, TX 78238

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.)

Gymnasium HVAC Upgrades at Hopkins ES



ARCHITECT *(Signature)*

Thomas Watson, PE

(Printed name, title, and license number if required)

September 23, 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 punch list


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: \$2,000.00

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



CONTRACTOR *(Signature)*

Paul Gambill/VP

(Printed name and title)

10/31/2025

Date

OWNER *(Signature)*

(Printed name and title)
Ben Mora, Executive Director of
Facilities Planning

Date



AIA®

Document G704® – 2017

Certificate of Substantial Completion

PROJECT: (name and address)

Judson ISD - Gymnasium HVAC Updates -
Phase 1
Multiple Campuses

CONTRACT INFORMATION:

Contract For: Construction

Date: .

CERTIFICATE INFORMATION:

Certificate Number: Judson MS

Date: October 28, 2025

OWNER: (name and address)

Judson Independent School district
8012 Shin Oak Drive
Live Oak, TX 78233

ARCHITECT: (name and address)

Cleary Zimmermann Engineers
1344 S Flores, Suite 101
San Antonio, TX 78204

CONTRACTOR: (name and address)

CGC General Contractors
5419 Brewster Street
San Antonio, TX 78238

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.)

Gymnasium HVAC Upgrades at Judson MS.

ARCHITECT (Signature)

Thomas Watson, PE

(Printed name, title, and license number if required)

September 23, 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 punch list.

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: \$2,000.00

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

CONTRACTOR (Signature)

Paul Gambill/VP

(Printed name and title)

10/31/2025

Date

OWNER (Signature)

(Printed name and title)

Ben Mora, Executive Director of
Facilities Planning

Date



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Judson ISD - Gymnasium HVAC Updates -
Phase 1
Multiple Campuses

CONTRACT INFORMATION:
Contract For: Construction
Date: .

CERTIFICATE INFORMATION:
Certificate Number: Olympia ES
Date: October 28, 2025

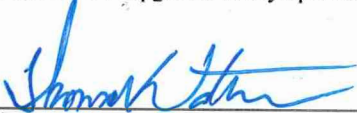
OWNER: *(name and address)*
Judson Independent School district
8012 Shin Oak Drive
Live Oak, TX 78233

ARCHITECT: *(name and address)*
Cleary Zimmermann Engineers
1344 S Flores, Suite 101
San Antonio, TX 78204

CONTRACTOR: *(name and address)*
CGC General Contractors
5419 Brewster Street
San Antonio, TX 78238

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.)

Gymnasium HVAC Upgrades at Olympia ES.



ARCHITECT *(Signature)*

Thomas Watson, PE

(Printed name, title, and license number if required)

September 23, 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 punch list.

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: \$2,000.00

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



CONTRACTOR *(Signature)*

Paul Gambill/VP

(Printed name and title)

10/31/2025

Date

OWNER *(Signature)*

(Printed name and title)
Ben Mora, Executive Director of
Facilities Planning

Date



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: (name and address)

Judson ISD - Gymnasium HVAC Updates -
Phase 1
Multiple Campuses

CONTRACT INFORMATION:

Contract For: Construction

CERTIFICATE INFORMATION:

Certificate Number: Salinas ES

Date: .

Date: October 28, 2025

OWNER: (name and address)

Judson Independent School district
8012 Shin Oak Drive
Live Oak, TX 78233

ARCHITECT: (name and address)

Cleary Zimmermann Engineers
1344 S Flores, Suite 101
San Antonio, TX 78204

CONTRACTOR: (name and address)

CGC General Contractors
5419 Brewster Street
San Antonio, TX 78238

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.)

Gymnasium HVAC Upgrades at Salinas ES


ARCHITECT (Signature)

Thomas Watson, PE
(Printed name, title, and license number if required)

September 23, 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 punch list.

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: \$2,000.00

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



CONTRACTOR (Signature)

Paul Gambill/VP

(Printed name and title)

10/31/2025

Date

OWNER (Signature)

(Printed name and title)

Ben Mora, Executive Director of
Facilities Planning

Date

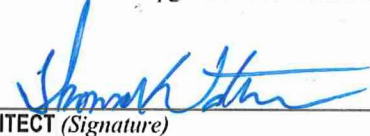
AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Judson ISD - Gymnasium HVAC Updates - Phase 1 Multiple Campuses	CONTRACT INFORMATION: Contract For: Construction Date: .	CERTIFICATE INFORMATION: Certificate Number: Woodlake Hills MS Date: October 28, 2025
OWNER: <i>(name and address)</i> Judson Independent School district 8012 Shin Oak Drive Live Oak, TX 78233	ARCHITECT: <i>(name and address)</i> Cleary Zimmermann Engineers 1344 S Flores, Suite 101 San Antonio, TX 78204	CONTRACTOR: <i>(name and address)</i> CGC General Contractors 5419 Brewster Street San Antonio, TX 78238

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.)*

Gymnasium HVAC Upgrades at Woodlake Hills MS.



ARCHITECT *(Signature)*

Thomas Watson, PE

(Printed name, title, and license number if required)

September 23, 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 punch list.

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: \$2,000.00

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



CONTRACTOR *(Signature)*

Paul Gambill/VP

(Printed name and title)

10/31/2025

Date

OWNER *(Signature)*

(Printed name and title)
Ben Mora, Executive Director of
Facilities Planning

Date