

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 II 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 II 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 II

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 II

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 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

Board Meeting Date - November 20, 2025

Item No.	Bond Program	Campus	Project	Completion Date	COSC#	Board Approval Date
1	2022	Candlewood Elementary School	Gym Air Conditioning - Phase II			11/20/2025
2	2022	Cretview Elementary School	Gym Air Conditioning - Phase II			11/20/2025
3	2022	Elolf STEAM Academy	Gym Air Conditioning - Phase II			11/20/2025
4	2022	Franz Leadership Academy	Gym Air Conditioning - Phase II			11/20/2025
5	2022	Hartman Elementary School	Gym Air Conditioning - Phase II			11/20/2025
6	2022	Millers Point Elementary School	Gym Air Conditioning - Phase II			11/20/2025
7	2022	Paschall Elementary School	Gym Air Conditioning - Phase II			11/20/2025
8	2022	Spring Meadows Elementary School	Gym Air Conditioning - Phase II			11/20/2025
9	2022	Woodlake Elementary School	Gym Air Conditioning - Phase II			11/20/2025



PROJECT: (name and address) CONTRACT INFORMATION: CERTIFICATE INFORMATION: Judson ISD - Gymnasium HVAC Updates -Contract For: Construction Certificate Number: Candlewood ES Phase 2 Multiple Campuses Date: . Date: October 28, 2025 ARCHITECT: (name and address) **OWNER:** (name and address) CONTRACTOR: (name and address) Judson Independent School disctrict Cleary Zimmermann Engineers **CGC General Contractors** 8012 Shin Oak Drive 1344 S Flores, Suite 101 5419 Brewster Street Live Oak, TX 78233 San Antonio, TX 78204 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 Candlewood ES. Thomas Watson. PE September 30, 2025 ARCHITECT (Signature) (Printed name, title, and license number if Date Of Substantial required) 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: 10/31/2025 Paul Gambill/VP (Printed name and title) Date (Printed name and title)
Ben Mora, Executive Director of **OWNER** (Signature) Date

Facilities Planning



OWNER (Signature)

Judson ISD - Gymnasium HVAC Updates - Phase 2	CONTRACT INFORMATION: Contract For:Construction	CERTIFICATE INFORMATION: Certificate Number:Crestview ES
Multiple Campuses	Date: .	Date: October 28, 2025
OWNER: (name and address) Judson Independent School disctrict 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 substantially complete. Substantial Completios sufficiently complete in accordance with the Cuse. The date of Substantial Completion of the (Identify the Work, or portion thereof, that is a Gymnasium HVAC Upgrades at Crestview Education of the Completion o	on is the stage in the progress of the Worl Contract Documents so that the Owner case Project or portion designated below is the substantially complete.)	when the Work or designated portion is
Change of the	Thomas Watson, PE	S 1 10 1005
ARCHITECT (Signature)	(Printed name, title, and license required)	number if September 30, 2025 Date Of Substantial Completion
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(Printed name and title)

Facilities Planning

Ben Mora, Executive Director of

Date



PROJECT: (name and address)
Judson ISD - Gymnasium HVAC Updates -

Phase 2

Multiple Campuses

CONTRACT INFORMATION:

Contract For: Construction

Date: October 28, 2025

CERTIFICATE INFORMATION:

Certificate Number: Elolf ES

Date: October 28, 2025

OWNER: (name and address)
Judson Independent School disctrict

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 Elolf ES.

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ARCHITE	CT	(Signat	ure)			

Thomas Watson, PE

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

September 30, 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.)

Parl Lambel CONTRACTOR (Signature)	Paul Gambill/VP	10/31/2025
ooking of the control	(Printed name and title)	Date
OWNER (Signature)	(Printed name and title) Ben Mora, Executive Director of Facilities Planning	Date



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Certificate of Substantial C	ompietion	
PROJECT: (name and address) Judson ISD - Gymnasium HVAC Updates - Phase 2	CONTRACT INFORMATION: Contract For:Construction	CERTIFICATE INFORMATION: Certificate Number:Franz ES
Multiple Campuses	Date: .	Date: October 28, 2025
OWNER: (name and address) Judson Independent School disctrict 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 substantially complete. Substantial Completic sufficiently complete in accordance with the Cuse. The date of Substantial Completion of the (Identify the Work, or portion thereof, that is a Gymnasium HVAC Upgrades at Franz ES.	and found, to the Architect's best knowledge in the progress of the Work Contract Documents so that the Owner cate Project or portion designated below is the contract of the Project or portion designated below is the contract of the Project or portion designated below is the contract of the Project or portion designated below is the contract of the Project or portion designated below is the Project or portion designated below in the Project or portion	edge, information, and belief, to be when the Work or designated portion is
ARCHITECT (Signature)	(Printed name, title, and license i	number if Date Of Substantial
the Contract Documents. Unless otherwise agr	is, except as stated below: the date of Substantial Completion, if any attached hereto, or transmitted as agreed by a substantial completion and a substantial completion and a substantial complete com	upon by the parties, and identified as follows: ractor to complete all Work in accordance with the parties for items on the attached list ent. Whichever occurs first. The Contractor will
Cost estimate of Work to be completed or corr	ected: \$2,000.00	
The responsibilities of the Owner and Contractives identified below shall be as follows: (Note: Owner's and Contractor's legal and instance)		
The Owner and Contractor hereby accept the re	esponsibilities assigned to them in this Co	ertificate of Substantial Completion:
Paul Dambill	Paul Gambill/VP	10/31/2025
CONTRACTOR (Signature)	(Printed name and title)	Date
OWNED (C)		
OWNER (Signature)	(Printed name and title)	Date

Facilities Planning

Ben Mora, Executive Director of



Date: .

Certificate of Substantial Completion

PROJECT: (name and address)	
Judson ISD - Gymnasium HVAC Update	es -
Phase 2	

Multiple Campuses

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

CONTRACT INFORMATION: Contract For: Construction

Contract For Construct

ARCHITECT: (name and address)
Cleary Zimmermann Engineers

1344 S Flores, Suite 101 San Antonio, TX 78204 CERTIFICATE INFORMATION:

Certificate Number: Hartman ES

Date: October 28, 2025

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 Hartman ES.

Thomas Watson, PE

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

September 30, 2025

Date Of Substantial Completion

WARRANTIES

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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.)

Paul Dankiel CONTRACTOR (Signature)	Paul Gambill/VP	10/31/2025
CONTRACTOR (Signature)	(Printed name and title)	Date
OWNER (Signature)	(Printed name and title) Ben Mora, Executive Director of	



	Compication	
PROJECT: (name and address) Judson ISD - Gymnasium HVAC Updates Phase 2	CONTRACT INFORMATION: Contract For:Construction	CERTIFICATE INFORMATION: Certificate Number:Millers Point ES
Multiple Campuses	Date: .	Date: September 30, 2025
OWNER: (name and address) Judson Independent School disctrict 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

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11 /1/		
ARCHITECT (Signature)	Thomas Watson, PE	September 30, 2025
ARCHITECT (Signature)	(Printed name, title, and license number if required)	Date Of Substantial Completion

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Cost estimate of Work to be completed or corrected: \$2,000.00

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

Paul Dambiel	Paul Gambill/VP	10/31/2025
CONTRACTOR (Signature)	(Printed name and title)	Date
OWNER (Signature)	(Printed name and title) Ben Mora, Executive Director of Facilities Planning	Date



PROJECT: (name and address) **CONTRACT INFORMATION:** CERTIFICATE INFORMATION: Judson ISD - Gymnasium HVAC Updates -Contract For:Construction Certificate Number:Paschall ES Phase 2 Multiple Campuses Date: . Date: October 28, 2025 **OWNER**: (name and address) ARCHITECT: (name and address) CONTRACTOR: (name and address) Judson Independent School disctrict Cleary Zimmermann Engineers CGC General Contractors 8012 Shin Oak Drive 1344 S Flores, Suite 101 5419 Brewster Street Live Oak, TX 78233 San Antonio, TX 78204 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 Paschall ES. Thomas Watson, PE September 30, 2025 ARCHITECT (Signature) (Printed name, title, and license number if 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: 10/31/2025 Paul Gambill/VP (Printed name and title) Date OWNER (Signature) (Printed name and title)

Facilities Planning

Ben Mora, Executive Director of

Date



Certificate of Substantial (Completion	
PROJECT: (name and address) Judson ISD - Gymnasium HVAC Updates - Phase 2	CONTRACT INFORMATION: Contract For:Construction	CERTIFICATE INFORMATION: Certificate Number:Spring Meadows ES
Multiple Campuses	Date: .	Date: October 28, 2025
OWNER: <i>(name and address)</i> Judson Independent School disctrict 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
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required)

Thomas Watson, PE

(Printed name, title, and license number if

September 30, 2025

Date Of Substantial

Completion

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Cost estimate of Work to be completed or corrected: \$2,000.00

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

Paul Lambilo contractor (Signature)	Paul Gambill/VP (Printed name and title)	10/31/2025 Date
DWNER (Signature)	(Printed name and title) Ben Mora, Executive Director of Facilities Planning	



PROJECT: (name and address)	
Judson ISD - Gymnasium HVAC Updates	
DI O	

Phase 2

Multiple Campuses

CONTRACT INFORMATION:

Contract For:Construction

San Antonio, TX 78204

Date: .

CERTIFICATE INFORMATION:

Certificate Number: Woodlake ES

Date: October 28, 2025

OWNER: (name and address) Judson Independent School disctrict

8012 Shin Oak Drive Live Oak, TX 78233

ARCHITECT: (name and address) Cleary Zimmermann Engineers 1344 S Flores, Suite 101

CONTRACTOR: (name and address)

CGC General Contractors 5419 Brewster Street San Antonio, TX 78238

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(Signature)

Thomas Watson, PE

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

September 30, 2025

Date Of Substantial Completion

WARRANTIES

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Cost estimate of Work to be completed or corrected: \$2,000.00

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(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:

Paul Gambill/VP

10/31/2025

(Printed name and title)

Date

OWNER (Signature)

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

Facilities Planning

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