



## JUDSON INDEPENDENT SCHOOL DISTRICT

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**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 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	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	Elof 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



# AIA® Document G704® – 2017

## Certificate of Substantial Completion

**PROJECT: (name and address)**

Judson ISD - Gymnasium HVAC Updates -  
Phase 2  
Multiple Campuses

**CONTRACT INFORMATION:**

Contract For: Construction  
Date: .

**CERTIFICATE INFORMATION:**

Certificate Number: Candlewood 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 Candlewood ES.

  
ARCHITECT (Signature)

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.)

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



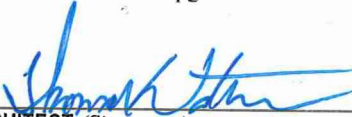
# AIA® Document G704® – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> Judson ISD - Gymnasium HVAC Updates - Phase 2 Multiple Campuses	<b>CONTRACT INFORMATION:</b> Contract For: Construction  Date: .	<b>CERTIFICATE INFORMATION:</b> Certificate Number: Crestview ES  Date: October 28, 2025
<b>OWNER:</b> <i>(name and address)</i> Judson Independent School district 8012 Shin Oak Drive Live Oak, TX 78233	<b>ARCHITECT:</b> <i>(name and address)</i> Cleary Zimmermann Engineers 1344 S Flores, Suite 101 San Antonio, TX 78204	<b>CONTRACTOR:</b> <i>(name and address)</i> CGC General Contractors 5419 Brewster Street San Antonio, TX 78238

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Gymnasium HVAC Upgrades at Crestview ES.

  
\_\_\_\_\_  
ARCHITECT *(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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\_\_\_\_\_  
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 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 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

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Gymnasium HVAC Upgrades at Elolf ES.

  
ARCHITECT (Signature)

Thomas Watson, PE

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

September 30, 2025

*Date Of Substantial Completion*

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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 2  
Multiple Campuses

**CONTRACT INFORMATION:**

Contract For: Construction

**CERTIFICATE INFORMATION:**

Certificate Number: Franz 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

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Gymnasium HVAC Upgrades at Franz ES.

  
ARCHITECT (Signature)

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

September 30, 2025  
Date Of Substantial  
Completion

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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



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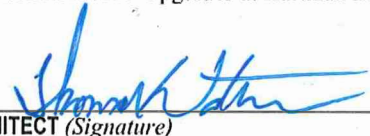
## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> Judson ISD - Gymnasium HVAC Updates - Phase 2 Multiple Campuses	<b>CONTRACT INFORMATION:</b> Contract For: Construction  Date: .	<b>CERTIFICATE INFORMATION:</b> Certificate Number: Hartman ES  Date: October 28, 2025
<b>OWNER:</b> <i>(name and address)</i> Judson Independent School district 8012 Shin Oak Drive Live Oak, TX 78233	<b>ARCHITECT:</b> <i>(name and address)</i> Cleary Zimmermann Engineers 1344 S Flores, Suite 101 San Antonio, TX 78204	<b>CONTRACTOR:</b> <i>(name and address)</i> CGC General Contractors 5419 Brewster Street San Antonio, TX 78238

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*(Identify the Work, or portion thereof, that is substantially complete.)*

Gymnasium HVAC Upgrades at Hartman ES.

  
ARCHITECT *(Signature)*

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

September 30, 2025  
*Date Of Substantial Completion*

### WARRANTIES

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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 2  
Multiple Campuses

**CONTRACT INFORMATION:**  
Contract For: Construction  
Date: .

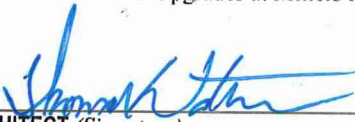
**CERTIFICATE INFORMATION:**  
Certificate Number: Millers Point ES  
Date: September 30, 2025

**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

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Gymnasium HVAC Upgrades at Millers Point ES.

  
\_\_\_\_\_  
ARCHITECT (Signature)

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

September 30, 2025  
\_\_\_\_\_  
Date Of Substantial Completion

### WARRANTIES

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\_\_\_\_\_  
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 2  
Multiple Campuses

**CONTRACT INFORMATION:**

Contract For: Construction  
Date: .

**CERTIFICATE INFORMATION:**

Certificate Number: Paschall 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  
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Gymnasium HVAC Upgrades at Paschall ES.

  
ARCHITECT (Signature)

Thomas Watson, PE

(Printed name, title, and license number if  
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Date Of Substantial  
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(Printed name and title)

10/31/2025

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Ben Mora, Executive Director of  
Facilities Planning

Date





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## Certificate of Substantial Completion

**PROJECT: (name and address)**

Judson ISD - Gymnasium HVAC Updates -  
Phase 2  
Multiple Campuses

**CONTRACT INFORMATION:**

Contract For: Construction

**CERTIFICATE INFORMATION:**

Certificate Number: Spring Meadows 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  
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San Antonio, TX 78238

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Gymnasium HVAC Upgrades at Spring Meadows ES

  
\_\_\_\_\_  
**ARCHITECT (Signature)**

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

September 30, 2025  
\_\_\_\_\_  
*Date Of Substantial Completion*

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**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 2  
Multiple Campuses

**CONTRACT INFORMATION:**

Contract For: Construction

Date: .

**CERTIFICATE INFORMATION:**

Certificate Number: Woodlake 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)**

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ARCHITECT (Signature)

Thomas Watson, PE

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

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