



Meeting Date: February 20, 2025

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action regarding approving the certificate(s) of substantial completion supporting the progress and completion of Candlewood ES – Phase I Chiller Replacement and Hartman ES – Chiller Replacement projects in Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the certificate(s) of substantial completion supporting the progress and completion of projects 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



Date: February 20, 2025

To: Daniel Brooks, Assistant Superintendent of Operations

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

Project: Approval of Certificate(s) of Substantial Completion

The Department of Facilities Planning is recommending the approval of the attached certificate(s) of substantial completion supporting the progress and completion of projects in Bond 2022:

Candlewood ES – Phase I Chiller Replacement
Hartman ES – Chiller Replacement

It is recommended that the Board of Trustees approve the Certificate(s) of Substantial Completion supporting progress and completion of the construction projects associated with the 2022 Bond, including authorization to make final payments as necessary.

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

Certificate(s) of Substantial Completion

Board Meeting Date - February 20, 2025

Item No.	Bond Program	Project	Completion Date	COSC#	Area	Board Approval Date
1	2022	Candlewood ES - Phase I Chiller Replacement	2/5/2025	001	All work related to replacement of Chillers and Boilers.	2/20/2025
2	2022	Hartman ES - Chiller Replacement	1/28/2025	001	Chiller replacement at Hartman Elementary School.	2/20/2025
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AIA Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Candlewood ES Phase 1 Chiller Replacement
3635 Candleglenn
San Antonio, TX 78244

CONTRACT INFORMATION:
Contract For: General Construction

Date: 03/08/2023

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: 02/05/2025

OWNER: *(name and address)*
Judson Independent School District
8012 Shin Oak Dr.
Live Oak, TX 78233

ARCHITECT: *(name and address)*
Corgan Associates, Inc.
401 S 1st St Suite 650
Austin, TX 78704

CONTRACTOR: *(name and address)*
Texas Chiller Systems
1219 Safari
San Antonio, TX 78216

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.)

All Phase 1 work including replacement of Chillers and Boilers

Corgan Associates, Inc.
ARCHITECT *(Firm Name)*



Andrew J. Perez, Vice President

PRINTED NAME AND TITLE

02/05/2025

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.)

Equipment Warranty shall be effective 03/15/2024 per installation and activation date, all other warranties shall be effective 02/05/2025.

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.)

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: \$1,000.00

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 hereby accepts responsibility for the above listed items as of 12:01 am on 02/05/2025

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

Texas Chiller Systems
CONTRACTOR (*Firm Name*)

Judson Independent School District

OWNER (*Firm Name*)

SIGNATURE

SIGNATURE

Jordan Rittimann
Director Of Operations

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

1-31-25

DATE

DATE



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Certificate of Substantial Completion

PROJECT: *(name and address)*
Judson ISD - Hartman Chiller Replacement

7203 Woodlake Pkwy
San Antonio, TX 78218

CONTRACT INFORMATION:
Contract For:
General Construction
Date:
01-28-2025

CERTIFICATE INFORMATION:
Certificate Number:
001
Date:
01-28-2025

OWNER: *(name and address)*
Judson ISD
8012 Shin Oak Drive
Live Oak TX 78233

ARCHITECT: *(name and address)*
DBR
9601 McAllister Freeway, Suite 410
San Antonio, TX 78216

CONTRACTOR: *(name and address)*
Texas Chiller Systems, LLC
14829 Bulverde Rd
San Antonio, TX 78247

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.)
Chiller replacement at Mary Lou Hartman ES

ARCHITECT *(Signature)*

BY: Ben Villafuerte, Project Manager | Senior Associate
(Printed name, title, and license number if required)

01-16-2025
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.)
Contractor's Warranty

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.)
Please see attached report

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: \$7,000.00

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)*

BY: Weston Nickel, Project Manager
(Printed name and title)

1-29-2025
Date

OWNER *(Signature)*

BY: Benjamin Mora Exec. Director Facilities Planning
(Printed name and title)

Date