

10200 Grogans Mill Rd., Suite 230
The Woodlands, Texas 77380
Phone: 281-528-1697
Fax: 281-882-3285
PBK.com



October 7, 2025

VIA: Email

Myles Shelton, Ed.D.
President
Galveston College
4015 Avenue Q
Galveston, Texas 77550

Re: **Galveston College HVAC Upgrades/Utility/Plant HVAC Replacement**
Galveston College

Dr. Shelton,

Attached please find CFI Mechanical, Inc. Application and Certificate for Payment Number D233083RET (Retainage). This application for payment pertains to work on the above-referenced project through project completion.

We have reviewed this application for payment, and per that review, the quantities, and segregation of items in this application for payment appear to be in order. We recommend payment of the amount certified and we include, for your information, a copy of our record of payments made to-date / outstanding contract balance.

If you have any questions or need additional information concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Mooney', with a large, stylized flourish at the end.

Jason Mooney, AIA
Managing Senior Principal

11 Greenway Plaza, Suite 1510
Houston, Texas 77046
Phone: 713-940-3300
leafengineers.com



October 6, 2025

VIA: E-mail

Mr. Jason Mooney
Managing Senior Principal
PBK Architects, Inc.
9709 Lakeside Blvd., Suite 400
The Woodlands, TX 77381

RE: Galveston College Central Plant Replacement

Mr. Mooney,

This is to confirm the Central Plant Replacement project at Galveston College (project #230025, has been completed to the satisfaction of LEAF Engineers. The punchlist was witnessed to be completed by our construction administration team and closeout documents and final financial documentation have been reviewed.

If you need further information regarding this project, please contact me.

Sincerely,
LEAF Engineers

A handwritten signature in black ink, appearing to read "Matthew R. Sickorez".

Matthew R. Sickorez, P.E. (TX Lic. #107736)
Vice President/ Snr. Project Manager
LEAF Engineers

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): GALVESTON COLLEGE
4015 AVENUE Q
GALVESTON, TX 77550

PROJECT: Galv College-HVAC Upgrades
Utility/Plant HVAC Replacement
4015 Avenue Q
Galveston, TX 77550

APPLICATION NO: D233083RET
PERIOD TO: 6/30/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): CFI Mechanical, Inc.
6109 Brittmoore Rd.
Houston, TX 77041

VIA (ARCHITECT): LEAF ENGINEERS
matt.sickorez@leafengineers.co
11 GREENWAY PLAZA #1510
HOUSTON, TX 77046

ARCHITECT'S PROJECT NO: LEAF ENGINEERS

CONTRACT FOR: UTILITY SERVICE & CENTRAL PLANT

CONTRACT DATE: 10/23/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	2,454,811.00
2. Net Change by Change Orders	\$	-79,376.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,375,435.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	2,375,435.00
5. RETAINAGE:		
a. 0.00 % of Completed Work	\$	0.00
b. 0.00 % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	2,375,435.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	2,137,891.50
8. CURRENT PAYMENT DUE	\$	237,543.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: CFI Mechanical, Inc.
6109 Brittmoore Rd. Houston, TX 77041

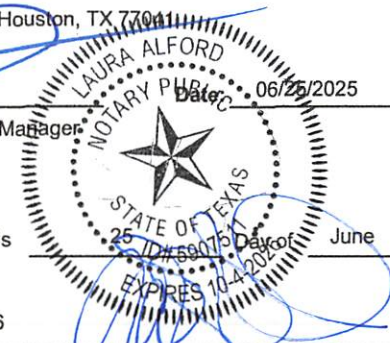
By: Art Filkins / Account Manager

State of: TX
County of: HARRIS

Subscribed and Sworn to before me this 25 Day of June 2025

Notary Public: Laura Alford

My Commission Expires : 10/04/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 237,543.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: [Signature] Date: 10/7/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	-79,376.00
TOTALS	0.00	-79,376.00
NET CHANGES by Change Order		-79,376.00

**AIA Type Document
Application and Certification for Payment**

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4015 AVENUE Q
GALVESTON, TX 77550

PROJECT: Galv College-HVAC Upgrades
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APPLICATION NO: D233083RET
PERIOD TO: 6/30/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
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FROM (CONTRACTOR): CFI Mechanical, Inc.
6109 Brittmoore Rd.
Houston, TX 77041

VIA (ARCHITECT): LEAF ENGINEERS
matt.sickorez@leafengineers.co
11 GREENWAY PLAZA #1510
HOUSTON, TX 77046

ARCHITECT'S PROJECT NO: LEAF ENGINEERS

CONTRACT FOR: UTILITY SERVICE & CENTRAL PLANT

CONTRACT DATE: 10/23/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	LABOR	220,000.00	220,000.00	0.00	0.00	220,000.00	100.00	0.00	0.00
2	BOND	39,000.00	39,000.00	0.00	0.00	39,000.00	100.00	0.00	0.00
3	MATERIAL	1,140,711.00	1,140,711.00	0.00	0.00	1,140,711.00	100.00	0.00	0.00
4	CRANE	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00	0.00	0.00
5	INSULATION	153,700.00	153,700.00	0.00	0.00	153,700.00	100.00	0.00	0.00
6	CHEMICALS	13,600.00	13,600.00	0.00	0.00	13,600.00	100.00	0.00	0.00
7	ELECTRICAL	443,900.00	443,900.00	0.00	0.00	443,900.00	100.00	0.00	0.00
8	DUCT WORK	140,000.00	140,000.00	0.00	0.00	140,000.00	100.00	0.00	0.00
9	CONTROLS	172,500.00	172,500.00	0.00	0.00	172,500.00	100.00	0.00	0.00
10	GENERAL CONTRACTOR	29,000.00	29,000.00	0.00	0.00	29,000.00	100.00	0.00	0.00
11	OWNERS ALLOWANCE	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00	0.00	0.00
12	AE01-ALLOWANCE AUTHORIZATION	-20,624.00	-20,624.00	0.00	0.00	-20,624.00	100.00	0.00	0.00
13	AE01-ELECTRIC SERVICE TRANSFORMER CONNECTION	20,624.00	20,624.00	0.00	0.00	20,624.00	100.00	0.00	0.00
14	RETURN UNUSED OWNERS ALLOWANCE	-79,376.00	-79,376.00	0.00	0.00	-79,376.00	100.00	0.00	0.00
REPORT TOTALS		\$2,375,435.00	\$2,375,435.00	\$0.00	\$0.00	\$2,375,435.00	100.00	\$0.00	\$0.00

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project: **Utility Service & Central Plant Replacement**

Job No. **D233083**

"On receipt by the signer of this document of a check from **Galveston College** in the sum of **\$237,543.50** payable to **CFI Mechanical, Inc.** and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of **Galveston College** to the following extent: **HVAC Piping, Pumps Electrical and Controls Upgrade.**

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to **Galveston College.**

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release."

CFI Mechanical, Inc.

By _____

Art Filkins / Account Manager

Subscribed and Sworn to before me on this 25 Day of June, 2025.

Notary Public in and for the STATE OF TEXAS

