



JUDSON INDEPENDENT SCHOOL DISTRICT

Meeting Date: October 16, 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 Security Fencing Project – Phase II in Bond 2017 and Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the final payment and accept the work for the Districtwide Security Fencing Project – Phase II in Bond 2017 and 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: October 16, 2025

To: Daniel Brooks, Assistant Superintendent of Operations

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

Project: Districtwide Security Fencing 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 2017 and Bond 2022 as listed below:

- Districtwide Security Fencing – Phase II

Punchlist items are being finalized. Final payment will be made upon completion.

Per Judson ISO 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 - October 16, 2025						
Item No.	Bond Program	Campus	Project	Completion Date	COSC#	Board Approval Date
1	2017*	Veterans Memorial High School	Perimeter Fencing & Gates	12/19/2024	001	10/16/2025
2	2022	Candlewood Elementary School	Perimeter Fencing & Gates	9/17/2025	003	10/16/2025
3	2022	Coronado Village Elementary School	Perimeter Fencing & Gates	9/22/2025	013	10/16/2025
4	2022	Crestview Elementary School	Perimeter Fencing & Gates	9/22/2025	012	10/16/2025
5	2022	Elof Elementary School	Perimeter Fencing & Gates	9/17/2025	006	10/16/2025
6	2022	Franz Elementary School	Perimeter Fencing & Gates	9/22/2025	014	10/16/2025
7	2022	Hartman Elementary School	Perimeter Fencing & Gates	9/18/2025	009	10/16/2025
8	2022	Hopkins Elementary School	Perimeter Fencing & Gates	9/17/2025	002	10/16/2025
9	2022	Masters Elementary School	Perimeter Fencing & Gates	9/17/2025	004	10/16/2025
10	2022	Metzger Middle School	Perimeter Fencing & Gates	9/17/2025	005	10/16/2025
11	2022	Millers Point Elementary School	Perimeter Fencing & Gates	9/22/2025	011	10/16/2025
12	2022	Park Village Elementary School	Perimeter Fencing & Gates	9/18/2025	008	10/16/2025
13	2022	Rolling Meadows Elementary School	Perimeter Fencing & Gates	9/22/2025	015	10/16/2025
14	2022	Spring Meadows Elementary School	Perimeter Fencing & Gates	9/18/2025	010	10/16/2025
15	2022	Woodlake Hills Middle School	Perimeter Fencing & Gates	9/18/2025	007	10/16/2025

**Perimeter Fencing and Gates at Veterans Memorial HS is a Bond 2022 project, however was funded using Bond 2017.*



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Veterans Memorial HS

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: February 16, 2024

Date: December 19, 2024

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

December 19, 2024

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.)

N/A

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.)

- Install purchased pull handles and knox locks
- Permanently weld school lock and knox lock to chain. And chain to gate.
- Install a bigger single gate at the practice field side.

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: \$0

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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore
SIGNATURE

Benjamin Mora
SIGNATURE

Dewayne Moore
Project Manager

PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

12-19-2024

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Candlewood ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 003

Date: July 22, 2024

Date: Sept. 17, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 17, 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.)

N/A

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.)

Refer to attached punch list items

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: \$600.00

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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore

SIGNATURE

Benjamin Mora

SIGNATURE

Dewayne Moore
Project Manager

PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

9-17-2025

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Coronado Village ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 013

Date: July 22, 2024

Date: Sept. 22, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 22, 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.)

N/A

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.)

Refer to attached punch list items

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: \$800.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Dewayne Moore
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

9-22-2025
DATE

Judson Independent School District
OWNER (*Firm Name*)

Benjamin Mora
SIGNATURE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-29-25
DATE





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Crestview ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 012

Date: July 22, 2024

Date: Sept. 22, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 22, 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.)

n/a

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.)

n/a

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: \$0

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm
Name*)

Judson Independent School
District
OWNER (*Firm Name*)

Dewayne Moore
SIGNATURE

Benjamin Mora
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning
PRINTED NAME AND TITLE

9-22-2025
DATE

9-29-25
DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Elolf ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 006

Date: July 22, 2024

Date: Sept. 17, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 17, 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.)

N/A

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.)

Refer to attached punch list items

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: \$600.00

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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore

SIGNATURE

Benjamin Mora

SIGNATURE

Dewayne Moore
Project Manager

PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

9-17-2025

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Franz ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 014

Date: July 22, 2024

Date: Sept. 22, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 22, 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.)

N/A

WORK TO BE COMPLETED OR CORRECTED

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(Identify the list of Work to be completed or corrected.)

Refer to attached punch list items

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Cost estimate of Work to be completed or corrected: \$2,100.00

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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore

SIGNATURE

Benjamin Mora

SIGNATURE

Dewayne Moore

Project Manager

PRINTED NAME AND TITLE

Benjamin Mora

Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

9-22-2025

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Hartman ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 009

Date: July 22, 2024

Date: Sept. 18, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 18, 2025

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

N/A

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Cost estimate of Work to be completed or corrected: \$600.00

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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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore

SIGNATURE

Benjamin Mora

SIGNATURE

Dewayne Moore
Project Manager

PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

9-18-2025

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Hopkins ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 002

Date: July 22, 2024

Date: Sept. 17, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 17, 2025

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

N/A

WORK TO BE COMPLETED OR CORRECTED

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(Identify the list of Work to be completed or corrected.)

See attached punch list items

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: \$800.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Dewayne Moore
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

9-17-2025
DATE

Judson Independent School District
OWNER (*Firm Name*)

Benjamin Mora
SIGNATURE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-29-25
DATE





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Masters ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 004

Date: July 22, 2024

Date: Sept. 17, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*



SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 17, 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.)

N/A

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.)

Refer to attached punch list items

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: \$600.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Dewayne Moore
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

9-17-2025
DATE

Judson Independent School District
OWNER (*Firm Name*)

Benjamin Mora
SIGNATURE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-29-25
DATE





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II- Bond
2022
Henry Metzger MS

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 005

Date: July 22, 2024

Date: Sept. 17, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 17, 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.)

N/A

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.)

Refer to attached punch list items

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: \$1,500.00

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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore
SIGNATURE

Benjamin Mora
SIGNATURE

Dewayne Moore
Project Manager

PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

9-17-2025

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Millers Point ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 011

Date: July 22, 2024

Date: Sept. 22, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 22, 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.)

N/A

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.)

Refer to attached punch list items

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: \$800.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Dewayne Moore
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

9-17-2025
DATE

Judson Independent School District
OWNER (*Firm Name*)

Benjamin Mora
SIGNATURE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-29-25
DATE





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Park Village ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 008

Date: July 22, 2024

Date: Sept. 18, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 18, 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.)

N/A

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.)

Refer to attached punch list items

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: \$600.00

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:

The Anchor Group, Inc.

CONTRACTOR (*Firm
Name*)

Judson Independent School
District

OWNER (*Firm Name*)

Dewayne Moore

SIGNATURE

Benjamin Mora

SIGNATURE

Dewayne Moore
Project Manager

PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of
Facilities Planning

PRINTED NAME AND TITLE

9-18-2025

DATE

9-29-25

DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Rolling Meadows ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 015

Date: July 22, 2024

Date: Sept. 22, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 22, 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.)

N/A

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.)

Refer to attached punch list items

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Cost estimate of Work to be completed or corrected: \$600.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Dewayne Moore
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

9-22-2025
DATE

Judson Independent School District
OWNER (*Firm Name*)

Benjamin Mora
SIGNATURE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-29-25
DATE





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Spring Meadows ES

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 010

Date: July 22, 2024

Date: Sept. 18, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 18, 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.)

N/A

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.)

Refer to attached punch list items

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Cost estimate of Work to be completed or corrected: \$800.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Judson Independent School District
OWNER (*Firm Name*)

Dewayne Moore
SIGNATURE

Benjamin Mora
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-17-2025
DATE

9-29-25
DATE





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
JISD: Fencing Project Phase II - Bond
2022
Woodlake Hills MS

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 007

Date: July 22, 2024

Date: Sept. 18, 2025

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

ARCHITECT: *(name and address)*
KNRG Architects
13438 Bandera Rd., Suite 202
Helotes, Texas 78023

CONTRACTOR: *(name and address)*
The Anchor Group, Inc.
1470 N Busdiness IH 35
New Braunfels, TX 78233

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.)

Perimeter Fencing and Gates

KNRG Architects

ARCHITECT *(Firm Name)*

SIGNATURE

Fernando Garcia Jr.,
Architect

PRINTED NAME AND TITLE

Sept. 18, 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.)

N/A

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.)

Refer to attached punch list items

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: \$3,360.00

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:

The Anchor Group, Inc.
CONTRACTOR (*Firm Name*)

Dewayne Moore
SIGNATURE

Dewayne Moore
Project Manager
PRINTED NAME AND TITLE

9-18-2025
DATE

Judson Independent School District
OWNER (*Firm Name*)

Benjamin Mora
SIGNATURE

Benjamin Mora
Executive Director of Facilities Planning
PRINTED NAME AND TITLE

9-29-25
DATE

