



AIA Document G704™ – 2000

Certificate of Substantial Completion

PROJECT: <i>(Name and address)</i> Renov/Adds Elections Warehouse 317 North Closner	PROJECT NUMBER: 28273	OWNER <input checked="" type="checkbox"/>
	CONTRACT FOR: General Construction	ARCHITECT <input checked="" type="checkbox"/>
	CONTRACT DATE: December 12, 2011	CONTRACTOR <input checked="" type="checkbox"/>
TO OWNER: <i>(Name and address)</i> Hidalgo County Elections Dept. 101 South 10th Street Edinburg, Texas 78539	TO CONTRACTOR: <i>(Name and address)</i> Alpha Building Corporation 5541 Bear Lane #201 Corpus Christi, Texas 78504	FIELD <input type="checkbox"/>
		OTHER <input type="checkbox"/>

Project or portion of the Project designated for partial occupancy or use shall include:

Entire project is substantially complete and available for owner use and occupancy.

The Work performed under this Contract 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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty	Date of Commencement
Steven McGarraugh, AIA	October 11, 2012
ARCHITECT	DATE OF ISSUANCE

(Signature)

A list of items to be completed or corrected is attached hereto. 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.

Cost estimate of Work that is incomplete or defective: \$ 48,750.00

The Contractor will complete or correct the Work on the list of items attached hereto within fifty-six (56) days from the above date of Substantial Completion.

Gustavo Grajales		
CONTRACTOR	BY <i>(Signature)</i>	DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 a.m. (time) on October 12, 2012 (date).

Hon. Ramon Garcia		
OWNER	BY <i>(Signature)</i>	DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
(NOTE: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)
Per the requirements of the Contract for Construction.

Punchlist

Project: Hidalgo County Elections Warehouse **Report number:** N/A
Owner: Hidalgo County **Date:** 9/28/2012 **Time:** 9:00 AM
Subject: Walk through: Gen. Observations - MEP **AVO:** 28237

<u>Weather</u>			<u>Site Conditions</u>			<u>Day</u>	
<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Snow	<input type="checkbox"/> Warm	<input type="checkbox"/> Clear	<input type="checkbox"/> Dusty	<input type="checkbox"/> Monday	<input type="checkbox"/> Thursday	
<input type="checkbox"/> Overcast	<input type="checkbox"/> Foggy	<input checked="" type="checkbox"/> Hot	<input type="checkbox"/> Muddy	<input type="checkbox"/>	<input type="checkbox"/> Tuesday	<input checked="" type="checkbox"/> Friday	
<input type="checkbox"/> Rain	<input type="checkbox"/> Cold	<input type="checkbox"/>	<input checked="" type="checkbox"/> Temperature 90s		<input type="checkbox"/> Wednesday	<input type="checkbox"/>	

PERSONS CONTACTED:

Gustavo "Gus" Grajales – Alpha Building Corporation

WORK OBSERVED:

Electrical:

- 1) Finish connection at Water Heater, install and label disconnect.
- 2) General note: All equipment disconnects need to be properly labeled.
- 3) All j-boxes need to be properly supported per NEC.
- 4) Verify all lay in light fixtures are properly supported back to structure.
- 5) Label disconnect switches to condensing units.
- 6) Circuit Breaker directory needs to be properly labeled. Hand written label is not acceptable.
- 7) All wall plugs, light switches need to be flush with wall, sealed as required. Verify properly identified and wired, also verify correct label on circuit breaker panel.
- 8) Properly ground exterior panels. PVC conduit is not acceptable, use EMT.
- 9) Install missing exterior East light fixture on stucco column.

Mechanical:

- 1) Verify final filters have been installed. Spare parts and filters to be properly documented upon delivery.
- 2) Coordinate with Plumbing subctr, installation of condensate lines, verify proper draining of aux. drain pans.
- 3) Seal all wall and other penetrations as specified.

Plumbing:

- 1) Complete plumbing fixtures at restrooms, fixtures and escutcheons. Verify working correctly.
- 2) Review specs and verify proper insulation is installed. Remove foam insulation.
- 3) Verify access to water heater including removal / replacement space.
- 4) Verify correct condensate drain line insulation was installed. Replace is needed.

Exterior:

- 1) Correction and resolution of exterior floor tile.
- 2) Install missing light fixture by stucco column.

- 3) Install handrails by south entrance.
- 4) Correction and resolution of questions on asphalt compacting. Were any tests done during installation. Tear out and replace in proper sequence for uniform appearance.
- 5) Splash blocks were not installed.
- 6) Verify proper drainage and slope of concrete between existing building and new warehouse.
- 7) Verify handicap parking signs are installed.
- 8) General clean-up of South area was pending. Remove wood forms from concrete collars around cleanouts. General leveling and cleaning of South area.
- 9) All excess construction debris

REMARKS:

Contractor to provide his own generated punchlist. Send to Architect for distribution.

Electrical P.E. has done his electrical punchlist along with Architect punchlist..

ATTACHMENTS: none

SIGNED: Rolando A. Ayala

Cc: Steve McGarrath - Dannebuam