



CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner: Hidalgo County
Contractor: Central Air and Heating Service, Inc.
Engineer: Chanin Engineering, LLC
Project: Hidalgo County Adult Detention Center and Law Enforcement Facility Repairs and/ or Replacement
Owner's Contract No.: 2014-047-09-17-YSS
Contractor's Project No.:
Engineer's Project No.: 13159
Law Contract Name:

This final Certificate of Substantial Completion applies to:

- [X] All Work
[ ] The following specified portions of the Work:

November 10, 2015

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and 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.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows: [Note: Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.]

Amendments to Owner's responsibilities: [X] None [ ] As follows:

Amendments to Contractor's responsibilities: [X] None [ ] As follows:

The following documents are attached to and made a part of this Certificate: Punchlist

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER: RECEIVED: RECEIVED:
By: [Signature] By: [Signature] By: [Signature]
(Authorized signature) Owner (Authorized Signature) Contractor (Authorized Signature)
Title: Miguel Chanin / President Title: PROJECT MANAGER
Date: 11/18/15 Date: 11-18-15

[Signature] 11/20/2015



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**Field Report # 33**

Hidalgo County

**Report Date:** October 30, 2015  
**Job Name:** HIDALGO COUNTY ADULT DETENTION CENTER  
**Location:** 701 El Cibolo Rd.  
Edinburg, TX  
**Contractor:** Rio Roofing, Inc.

**TREMCO Job #:** 161127  
**Inspector:** HR Ayala  
**Phone:** 361-510-4897

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**Job Notes:****Oct 29, 2015:**

1. Tinsmiths were in the process of installing the dual scupper conductor heads to the western wall of the Adult Detention Center (ADC). The conductor heads were secured to the walls with hammer driven wedge anchors. SikaLastomer®- 511 adhesive sealant was applied to seal the seams in the conductor heads.
2. A preliminary Pre-Final Inspection was conducted on the roofs with Mr. Juan Tapia of Hidalgo County, Mr. Mario Guajardo of Channin Engineering, and Mr. Robert Berlanga of Rio Roofing present. The following punch list items pending completion by the Roofing Contractor include, but are not limited to:
  - a. Correcting the scupper mouth 3-course stripping on west side of Delta roof.
  - b. Seal the open laps in the modified base flashing on the north side of the sally port roof.
  - c. Properly fold the top of lead jack into the pipe on the Kitchen Maintenance roof.
  - d. Repair the cap ply on the north side of the Kitchen Maintenance roof.
3. The following punch list items pending completion by the General Contractor include, but are not limited to:
  - a. Completion of installing the condensation drain lines throughout project.
  - b. Installation of modified pads under condensation drain line pipe supports throughout project.
  - c. Install and secure the vent caps onto vents on roofs Alpha, Kitchen Maintenance, and Booking Infirmary.
  - d. Ensure scuppers are clear of debris. Ensure condensation lines do not enter scuppers.
  - e. Remove the pallet from the LEC roof. Sweep rooftops with rolling magnet.
  - f. Secure the mini splits to the curbs on the LEC.
  - g. Reinstall or remove the antenna on the east side of the LEC roof.
4. Roofing materials, applications and workmanship to date are good and in accordance with the specifications and/or Tremco warranty requirements.

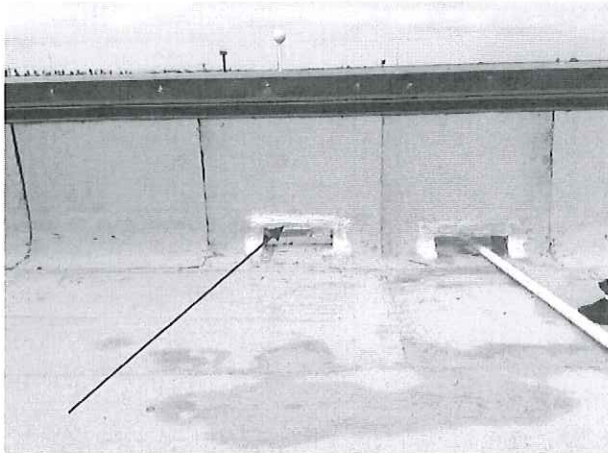
By: Hector R. Ayala

Hector R. Ayala  
Tremco Roofing Advisor

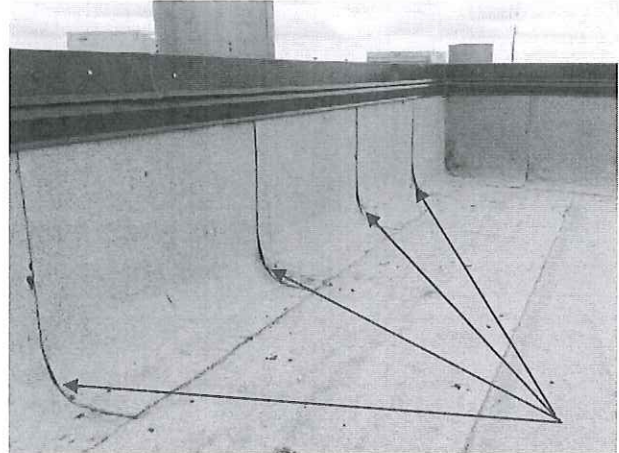
cc: Mr. Daniel Garcia / Mr. Gabriel Castaneda / Mr. Ruben Hinojosa / Mr. Daniel Casarez /  
Mr. Richard Ozuna / Mr. Roy Mendez / Mr. Juan Tapia; **Hidalgo County Sheriff's Office**  
Mr. Alex Palacios; **Prodigy Construction Management**  
Mr. Sam Garcia; **Sam Garcia Architect**  
Mr. Miguel Chanin / Mr. Mario Guajardo / Mr. Ramon Lopez / Ms. Amanda Carrillo; **Chanin Engineering**  
Mr. Tom Gonzalez / Mr. Hedley Hichens; **Rio Roofing, Inc**  
Mr. Frank Matz / Mr. Dennis Caffey; **CAHS, Inc**  
Mr. Steve Linstead / Mr. Richard L. Garcia; **Tremco Incorporated**

Oct 26, - 30, 2015

HIDALGO COUNTY ADULT DETENTION CENTER



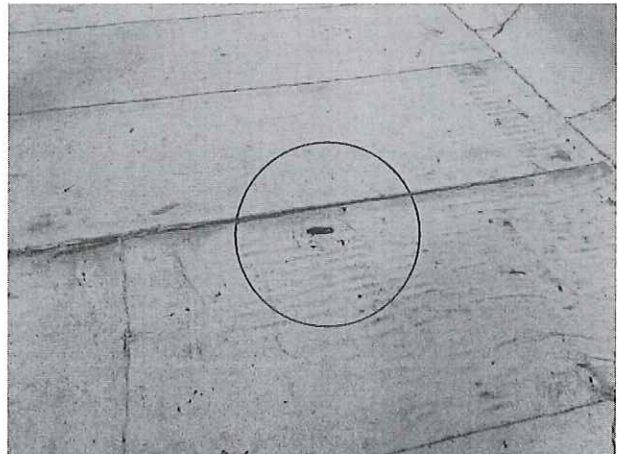
Correcting the scupper mouth 3-course stripping on west side of Delta roof.



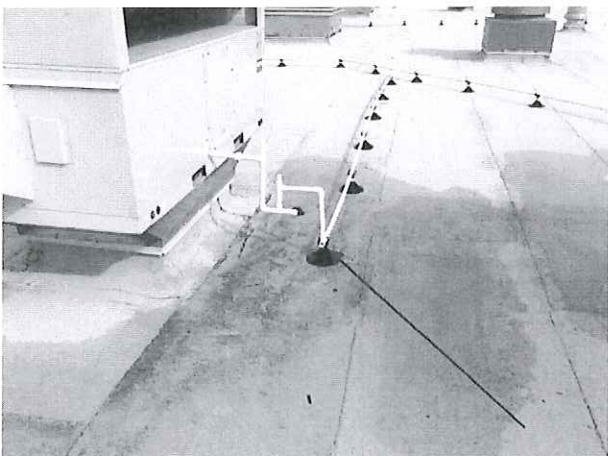
Seal the open laps in the modified base flashing on the north side of the sally port roof.



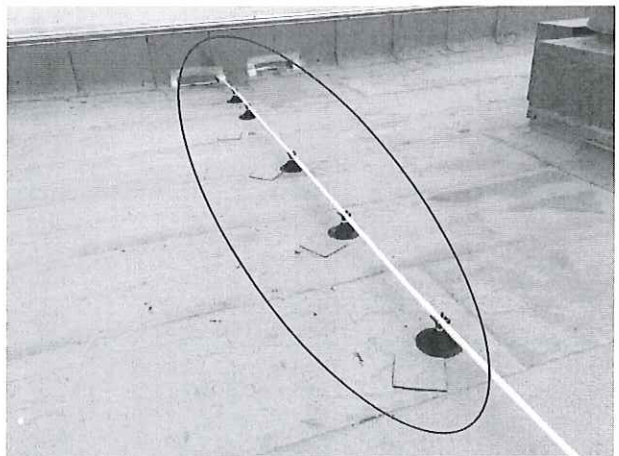
Properly fold the top of lead jack into the pipe on the Kitchen Maintenance roof.



Repair the cap ply on the north side of the Kitchen Maintenance roof.



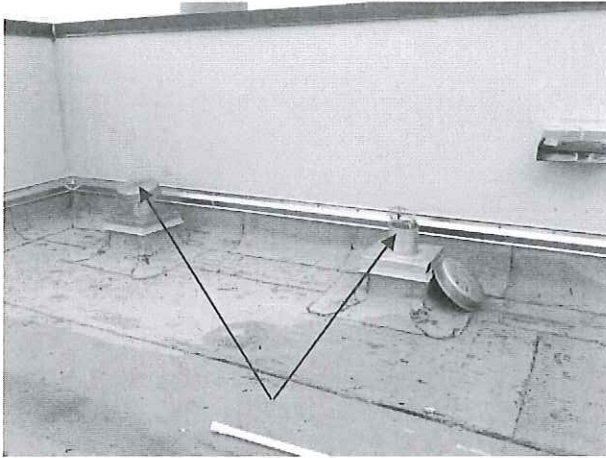
Completion of installing the condensation drain lines throughout project



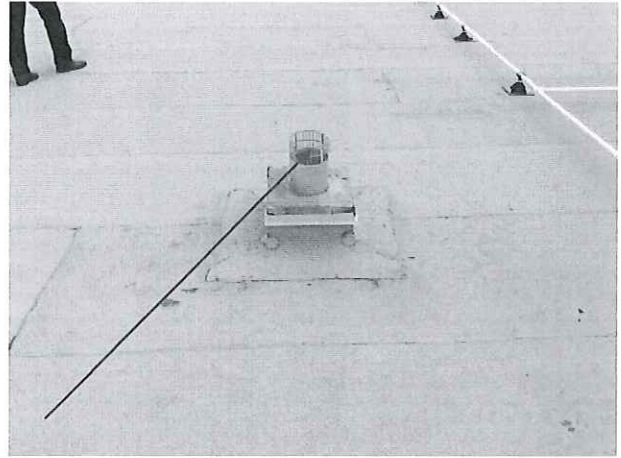
Installation of modified pads under condensation drain line pipe supports throughout project.

Oct 26, - 30, 2015

HIDALGO COUNTY ADULT DETENTION CENTER



Install vent caps onto vents in Kitchen Maintenance roof area.



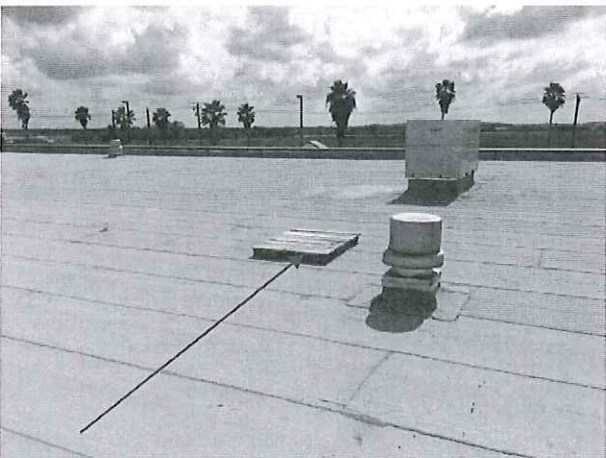
Install vent caps onto vents in the Booking Infirmary roof area.



Install vent caps onto vents in the Alpha roof area.



Ensure scuppers are clear of debris. Ensure condensation lines do not enter scuppers.



Remove the pallet from the LEC roof. Sweep rooftops with rolling magnet.



Secure the mini splits to the curbs on the LEC.

**Punch List**

**Project:** Hidalgo Co. Law Enforcement Center      **Date:** 11.12.2015  
**Architect:** Chanin Engineering      **Time:** 1:30 PM

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**Contractor:**  
CAHS

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The following is a list of items to be completed or corrected by the contractor. The failure to include any item on this list does not relieve the contractor of his responsibilities to complete all work in accordance with the contract documents. Mechanical, Electrical, and Plumbing items requiring attention are as follows:

**Mechanical:**

1. Rooftop unit p-traps shall be insulated and furnished with aluminum jacket.
2. Rooftop units shall be labeled per mechanical identification specification.
3. Condensate supports shall be fastened in place.
4. Verify all P-traps are furnished with cleanouts.
5. Provide test and balance report.

**Electrical:**

1. None.

**Signed:** Luis Javier Pena, PE; Abram L. Dominguez, PE

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**Punch List**

**Project:** Hidalgo Co. Adult Detention Center      **Date:** 10.26.2015  
**Architect:** Chanin Engineering      **Time:** 9:00 AM

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**Contractor:**  
CAHS

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The following is a list of items to be completed or corrected by the contractor. The failure to include any item on this list does not relieve the contractor of his responsibilities to complete all work in accordance with the contract documents. Mechanical, Electrical, and Plumbing items requiring attention are as follows:

**Mechanical:**

1. Rooftop unit p-traps shall be insulated and furnished with aluminum jacket.
2. Rooftop units shall be labeled per mechanical identification specification.
3. Verify all rooftop equipment which was raised onto new curbs to be fastened securely to new curb.
4. Condensate supports shall be fastened in place.
5. Verify all P-traps are furnished with cleanouts.

**Electrical:**

1. None.

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**Signed:** Luis Javier Pena, PE; Abram L. Dominguez, PE

November 5, 2015

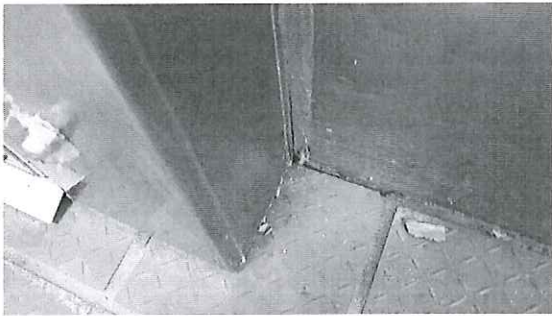
Miguel Chanin  
President - Chanin Engineering  
400 W. Nolana Ave. Suite N2  
McAllen, TX 78504

**RE: Punch List for Hidalgo County Adult Detention Center  
and Law Enforcement Facility Repairs and/or Replacement**

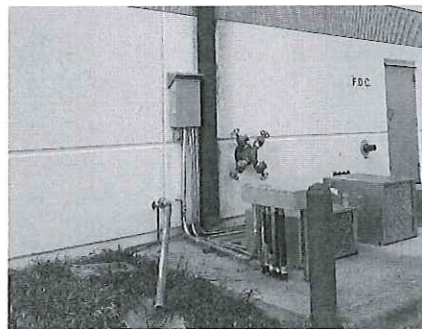
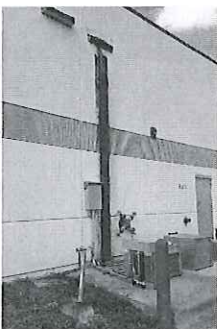
Mr. Chanin:

Please be advised that today I visited the project site today to make a final punch list of the architectural aspects of this project. Overall, things appeared to be installed according to the original design intent. I only saw two aspects that require attention:

1. Adult Detention Center - Kitchen: Insufficient grouting at a couple of areas near the new replacement doors. These areas must be re-grouted to not allow water to get under the new quarry tile.



2. Adult Detention Center - East Exterior elevation: Downspout near new replacement Air Handler Units has not been re-routed to avoid water spillage on new equipment. Redirect Downspout.



These are my observations based on the conditions that were encountered. These items are to be addressed prior to final completion.





# FIELD OBSERVATION REPORT

Project: Hidalgo County Adult Detention Center &  
Law Enforcement Repairs and/or Replacement  
Client: Hidalgo County

Field Report # 23  
Date: 11-12-15  
Time: 2:00pm

Weather:

Temp.: 98°

Present During Observation

Name: George Elliott

Contractor: Central Air and Heating Services

Other: Sam Garcia- SG Architect, Alex Palacios- Prodigy  
& Miguel Chanin, PE - Chanin Engineering

Project No. 13-159

## Observations:

- All of the secondary scuppers have been cut.
- Delta, Infirmary, Booking, Sally Port, Alpha, Bravo, Admin. & Charlie are complete with the final cap.
- All of the RTU's have been placed at the ADC.
- Roofing complete at the ADC.
- All the roof hatches has been installed.
- All of the metal roofing has been placed at the ADC.
- The contractor has completed piers for the light poles at the LEC.
- The kitchen repairs are complete.
- All of the 16 RTU's have been placed at the LEC.
- Contractor has found that several smokey vacs were not working at the ADC.
- The condensate drains have been completed at the ADC.
- Contractor is still working on the roof details.
- The contractor continues to clean up any left over debris at the roof.
- The contractor needs to swap A/C units at the LEC.
- The contractor needs to work on the duct work at the LEC.
- The contractor is working on placing the caulking at all the tilt up joints.
- Did a walk thru the facility at the ADC & did not find any leaks. The (4) four stained ceiling tiles were old leaks.
- Did a walk thru the facility of the LEF and did not find any leaks.
- The structural reinforcing for the A/C units at the existing joist appeared to be done as per our construction documents.
- All the RTU units have been placed.
- The contractor was given directive by MEP Solutions to direct condensate lines to two locations of the existing gutters.
- Two valley concrete gutters are needed where the condensate drains will be placed.
- One gutter is approx. 5'-0 away to the storm drain and the other is approx. 10 feet away to the storm drain.
- Contractor to provide insulation at P-Trap at all A/C Units

**Adult Detention Center**

- **Maintenance/Kitchen Area**

The freezer/cooler doors are installed.

- **Roofing-** The contractor has swept & spudded the roof to 100%  
The contractor temporarily sealed up any moisture areas detected by the infrared scan.  
The contractor has finished the secondary overflow scuppers.
- **Electrical-** The contractor has the majority of the rough-in in place.  
The light fixtures have been installed.
- **Fire Alarm-** The contractor has completed this area.
- **Ceiling-** The ceiling grid is done.
- **Flooring-** The tile is has been installed.  
The floor drain has been installed.
- **HVAC-** All of the RTU's have been installed.

- **Cellblock Delta Area**

- **Roofing -** The contractor has swept & spudded the roof to 100%  
The contractor temporarily sealed up any moisture areas detected by the infrared scan.  
The contractor has finished the secondary overflow scuppers.  
The contractor has placed the final ply of cap sheet.
- **Electrical-**The contractor has completed this area.
- **Fire Alarm-** The contractor is done at this area.
- **HVAC-** All of the RTU's have been installed.

- **Cellblock Gulf Area**

- **Roofing-** The contractor has swept & spudded the roof to 100%  
The contractor permanently sealed up any moisture areas detected by the infrared scan.  
The contractor has finished the secondary overflow scuppers.
- **Electrical-**The contractor has completed this area.
- **Fire Alarm-** The contractor has completed this area.

- HVAC- All of the RTU's have been installed.
- Cellblock Charlie Area
  - Roofing- The contractor has swept & spudded the roof to 100%  
The contractor permanently sealed up any moisture areas detected by the infrared scan.  
The contractor has placed the final ply of cap sheet.  
The contractor has finished the secondary overflow scuppers.
  - Electrical- The contractor has the majority of the rough-in in place.
  - Fire Alarm- The contractor has completed this area.
  - HVAC- The contractor needs 3 more RTU's at this area.
- Cellblock Fox Area
  - Roofing- The contractor has swept & spudded the roof to 100%  
The contractor permanently sealed up any moisture areas detected by the infrared scan.  
The contractor has finished the secondary overflow scuppers.  
The contractor has begun placing the recovery board & base sheet.
  - Electrical- The contractor has completed this area.
  - Fire Alarm- The contractor has completed this area.
  - HVAC- All the RTU's have been installed.
- Administration Area
  - Roofing- The contractor has swept & spudded the roof to 100%  
The contractor permanently sealed up any moisture areas detected by the infrared scan.  
The contractor has placed the final ply of cap sheet.  
The contractor has finished the secondary overflow scuppers.
  - Electrical- The contractor has completed this area.
  - Fire Alarm- The contractor has completed this area.
  - HVAC- All the RTU's have been installed.

- **Cellblock Bravo Area**

- **Roofing-** The contractor has swept & spudded the roof to 100%

The contractor permanently sealed up any moisture areas detected by the infrared scan.

Observed repairs of area 1 from moisture probe results.

Observed broken seals at roof expansion joint. Contractor notified us that they would reseal the roof expansion joints immediately.

The contractor has placed the final ply of cap sheet.

The contractor has finished the secondary overflow scuppers.

- **Electrical-**The contractor has completed this area.
- **Fire Alarm-** The contractor has completed this area
- **HVAC-** All the RTU's have been installed.

- **Cellblock Alpha Area**

- **Roofing-** The contractor has swept & spudded the roof to 100%

The contractor permanently sealed up any moisture areas detected by the infrared scan.

Observed repairs of area 2 from moisture probe results.

The contractor has placed the final ply of cap sheet.

The contractor has finished the secondary overflow scuppers.

- **Electrical-**The contractor has completed this area.
- **Fire Alarm-** The contractor has completed this area.
- **HVAC-**All the RTU's have been installed.

- **Infirmary Area**

- **Roofing-** The contractor has swept & spudded the roof to 100%

The contractor permanently sealed up any moisture areas detected by the infrared scan.

The contractor has placed the recovery board & base

The contractor has finished the secondary overflow scuppers.

The roofers have placed the final ply of cap sheet and have covered up the expansion joint.

- Electrical-The contractor has completed this area.
- Fire Alarm- The contractor has completed this area.
- HVAC-All the RTU's have been installed.
  
- Booking/Sally Port Area
  - Roofing- The contractor has swept & spudded the roof to 100%  
The contractor permanently sealed up any moisture areas detected by the infrared scan.  
Observed repairs of area 3 from moisture probe results.  
The contractor has begun placing the recovery board & base sheet  
The contractor has finished the secondary overflow scuppers.  
The roofers have placed the final cap of ply sheet.  
The contractor has placed the existing roof hatch
  
  - Electrical-The contractor has completed this area.
  - Fire Alarm- The contractor has completed this area.
  - HVAC- All the RTU's have been installed.

**Law Enforcement Center**

- Roofing- The contractor has begun spudding the existing gravel on the roof.
  - The contractor has begun laying the recovering board.
  - The contractor has begun placing the final cap of ply sheet.
  - 9 of 16 RTU's have been placed.
  - Insulation-The contractor was going to have a walk through with the sub to coordinate areas that will be sprayed with insulation above the ceiling.

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**Actions Required:**

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**Pending Action Items:**

Attachments: Pictures

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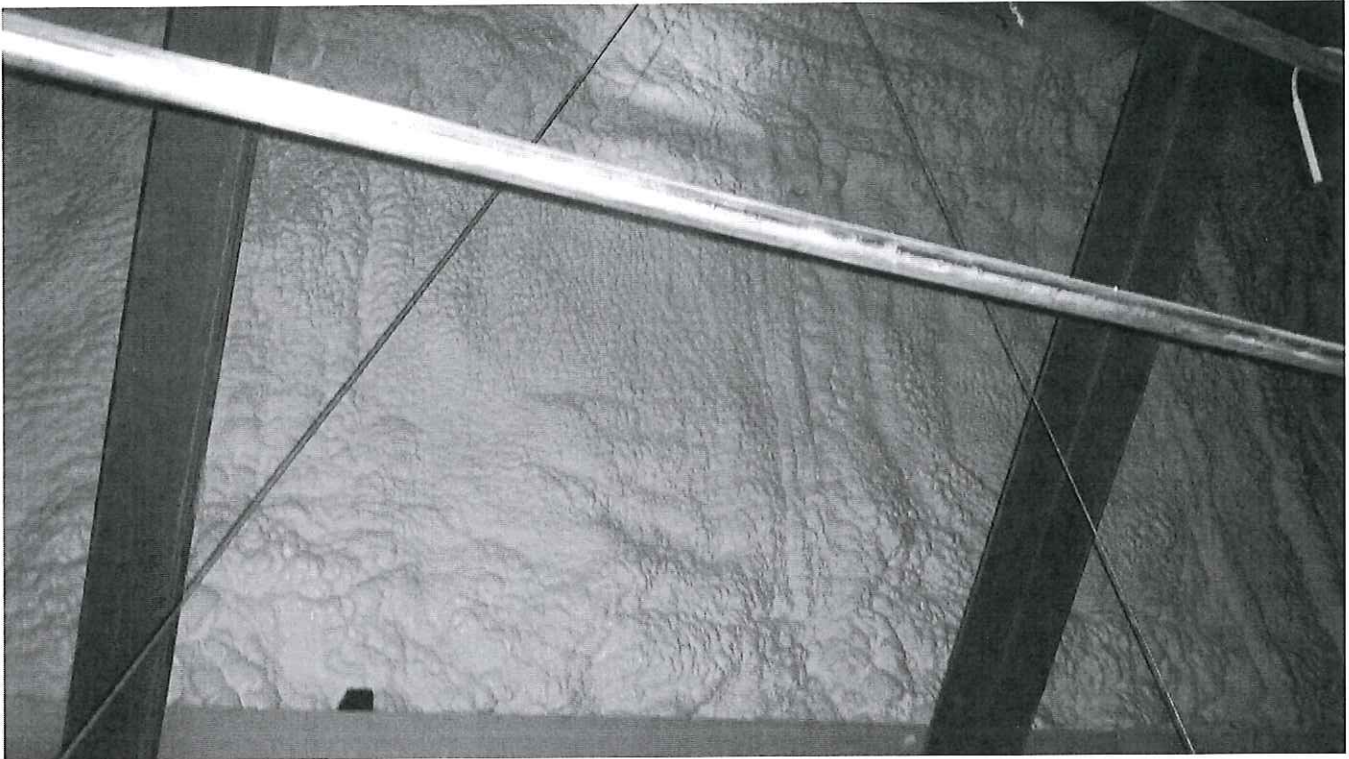


# FIELD OBSERVATION REPORT

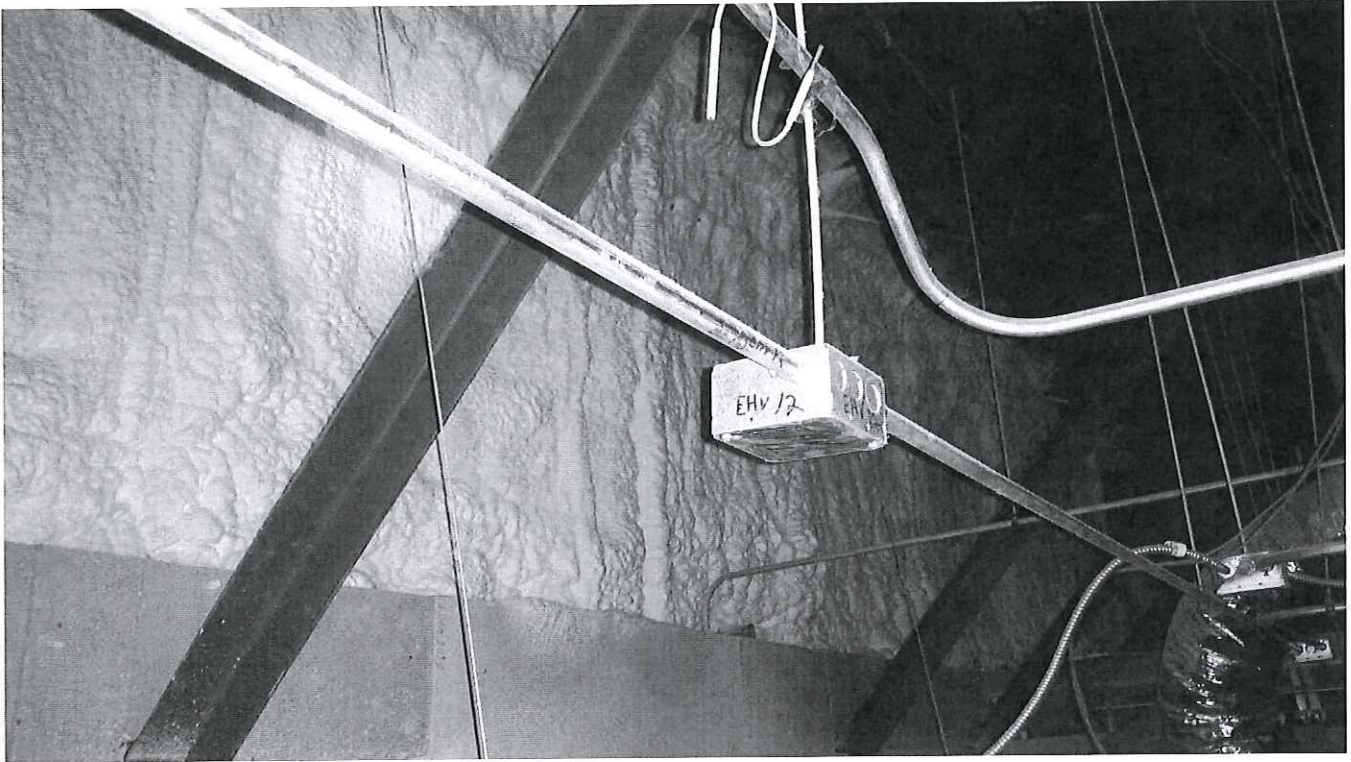
Prepared by: Mario Guajardo Jr.  
Project Manager  
Chanin Engineering, LLC

Date: 11-12-15

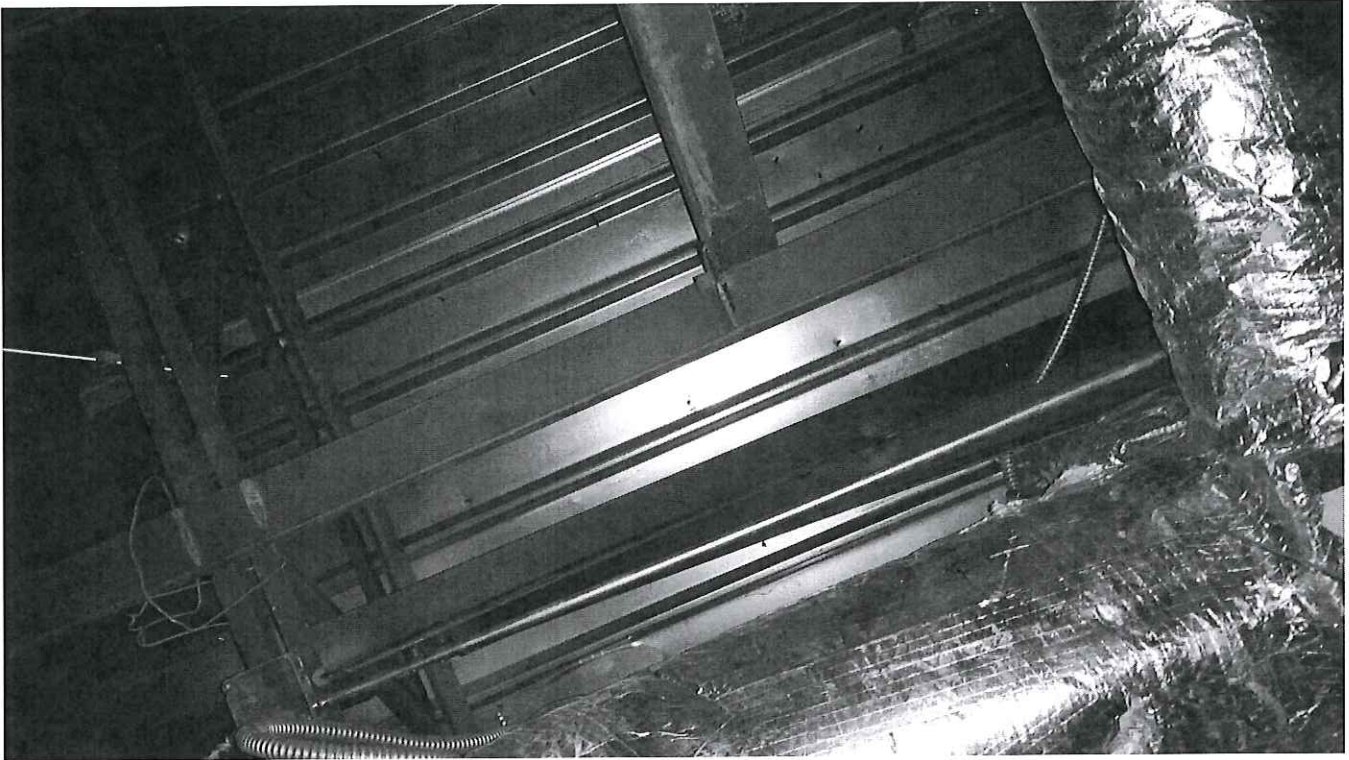
Copies:  Owner     A/E     Contractor     Consultants         File



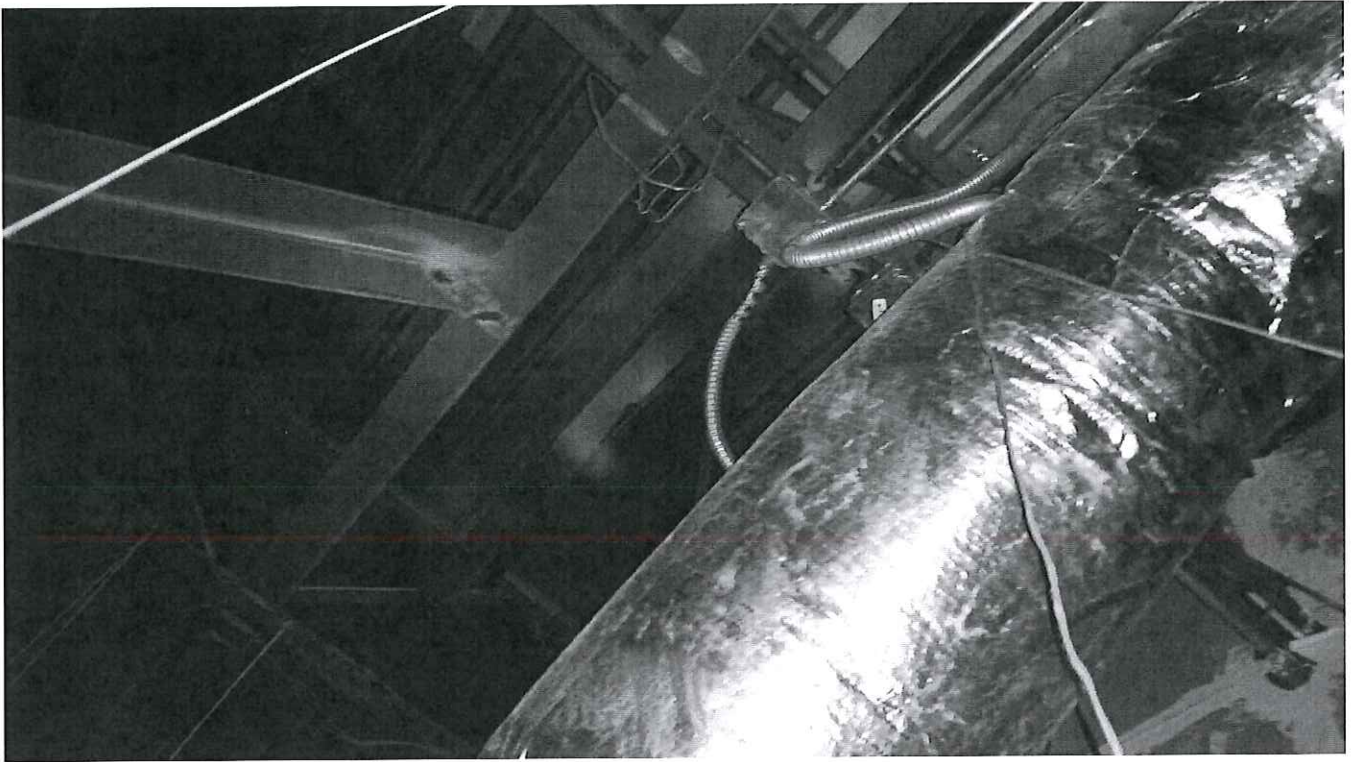
**Insulation foam at the south interior wall**



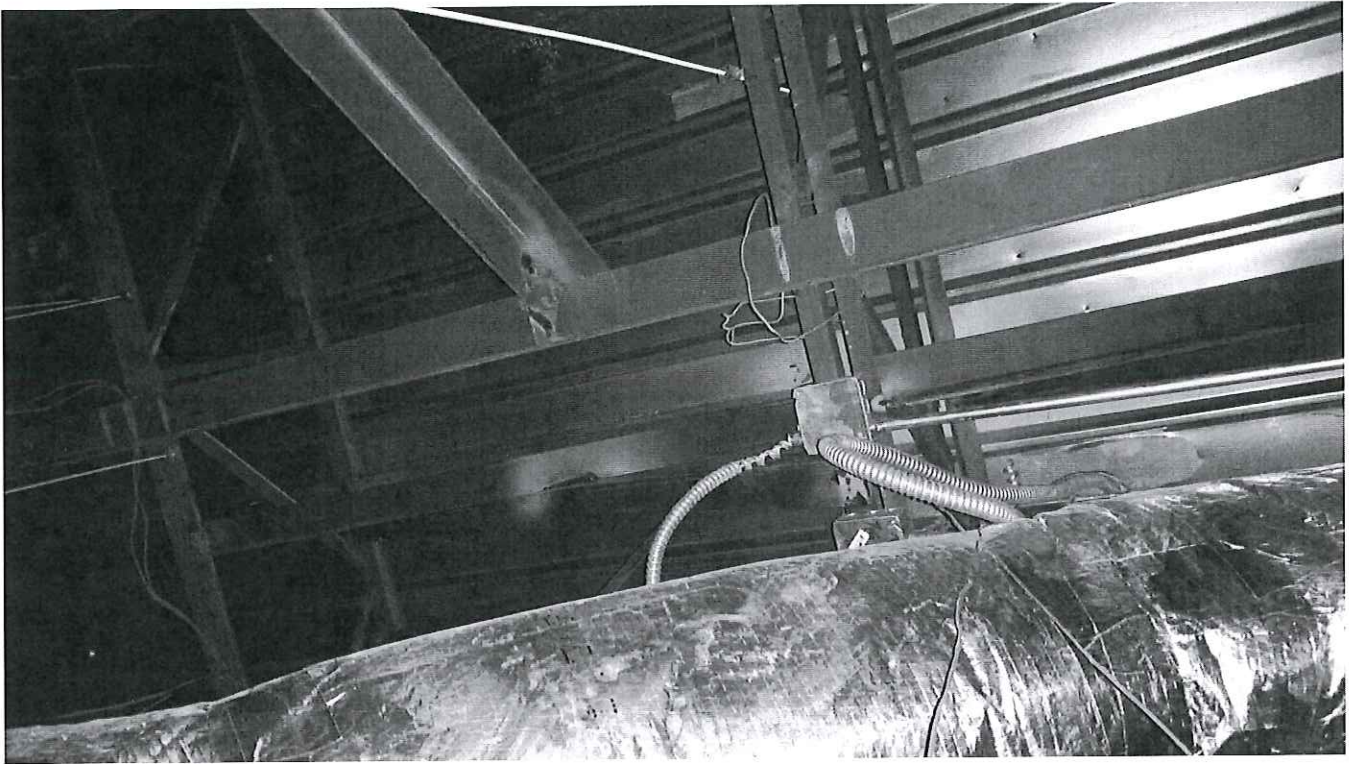
**Insulation foam at the south interior wall**



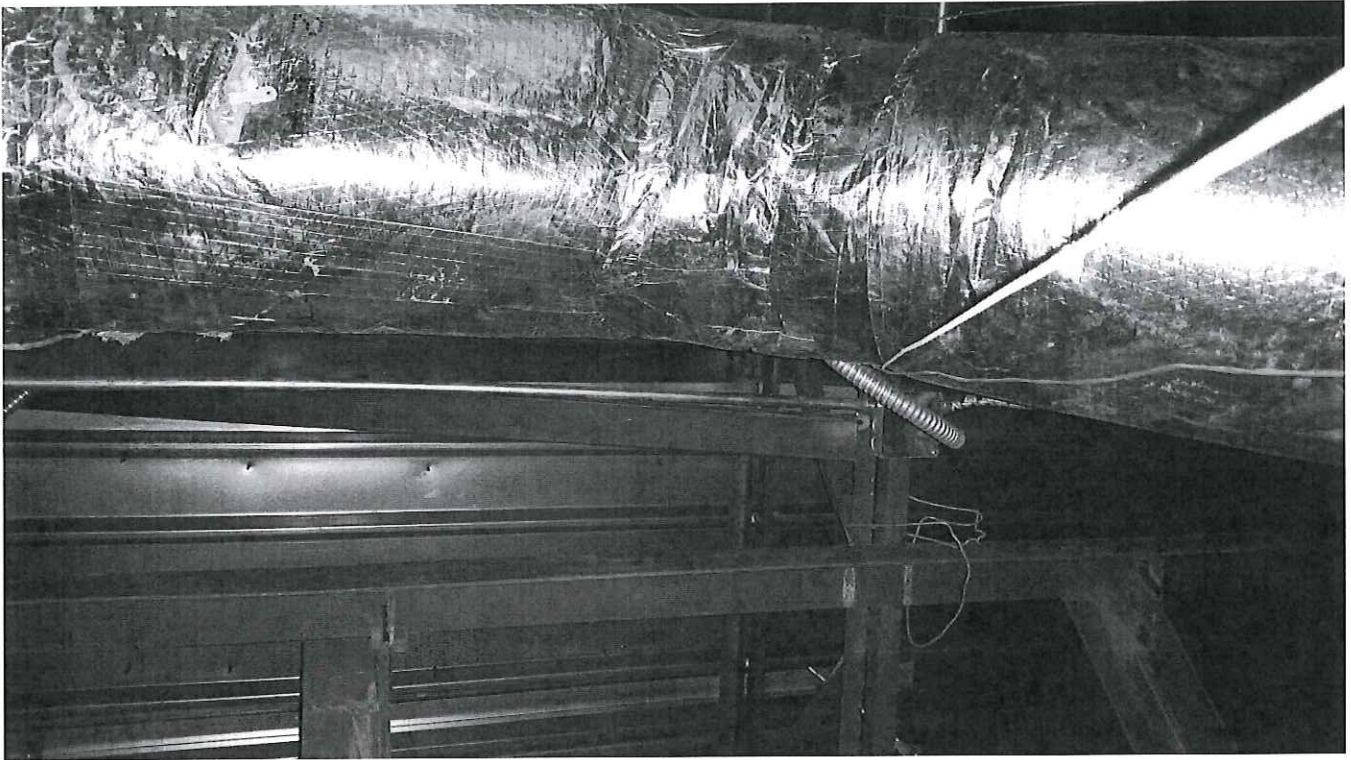
Structural angles welded to existing joists



Structural angles welded to existing joists



Structural angles welded to existing joists



Structural angles welded to existing joists



Contractor working on the head scuppers at the drains at the ADC



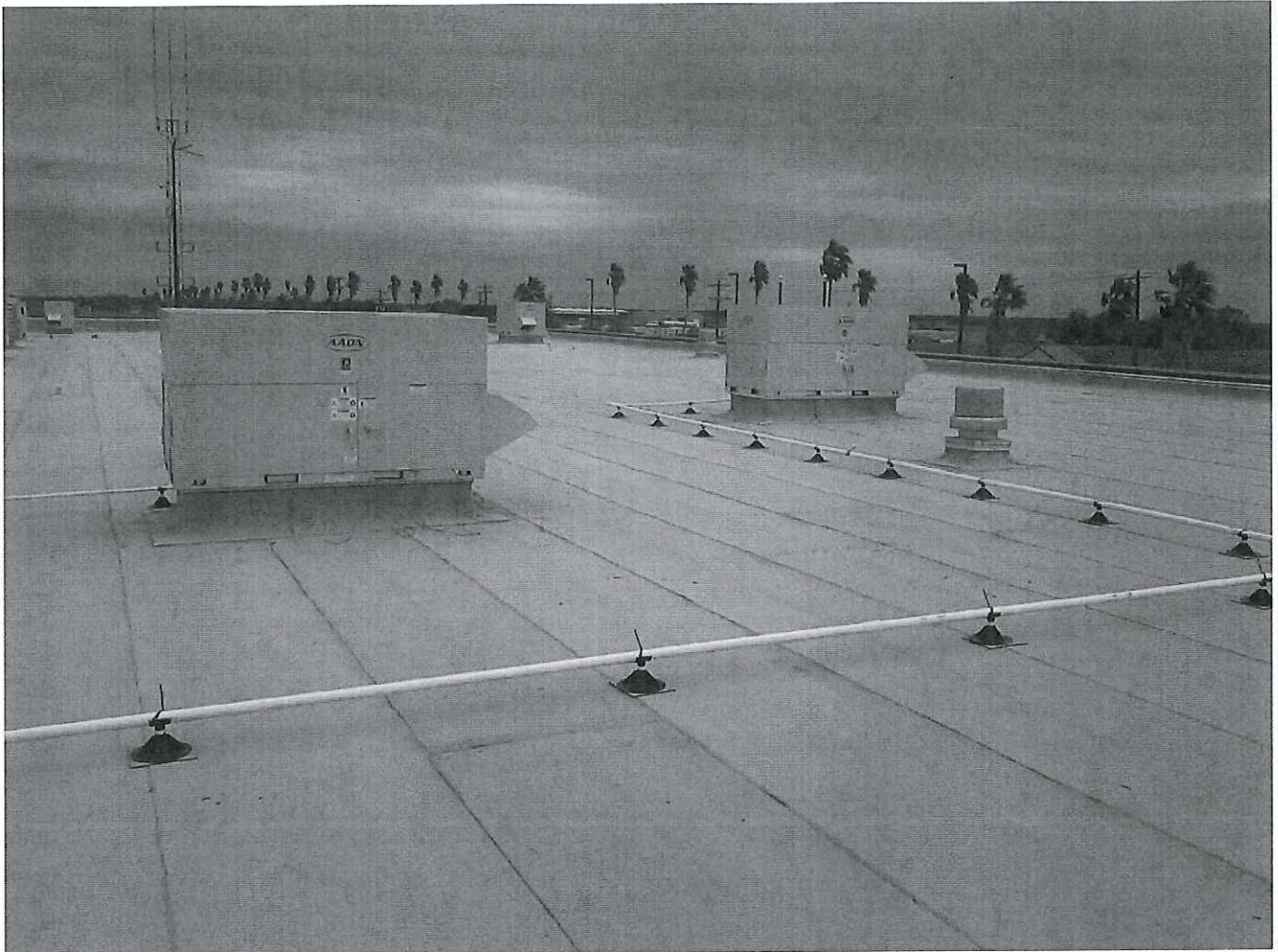
Unfinished head scuppers at the ADC



Unfinished head scuppers at the ADC



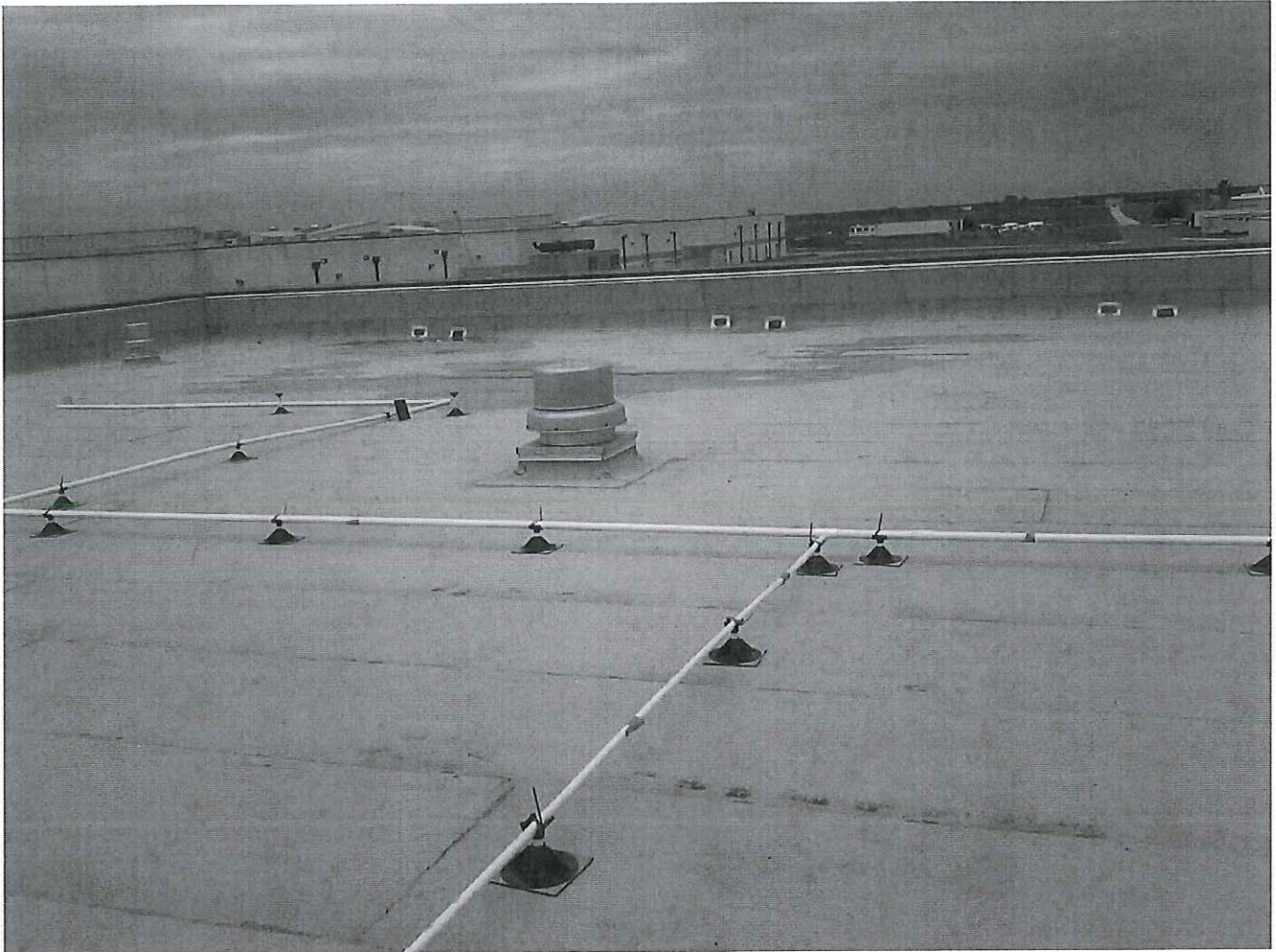
Condensate lines throughout the roof



Condensate lines throughout the roof



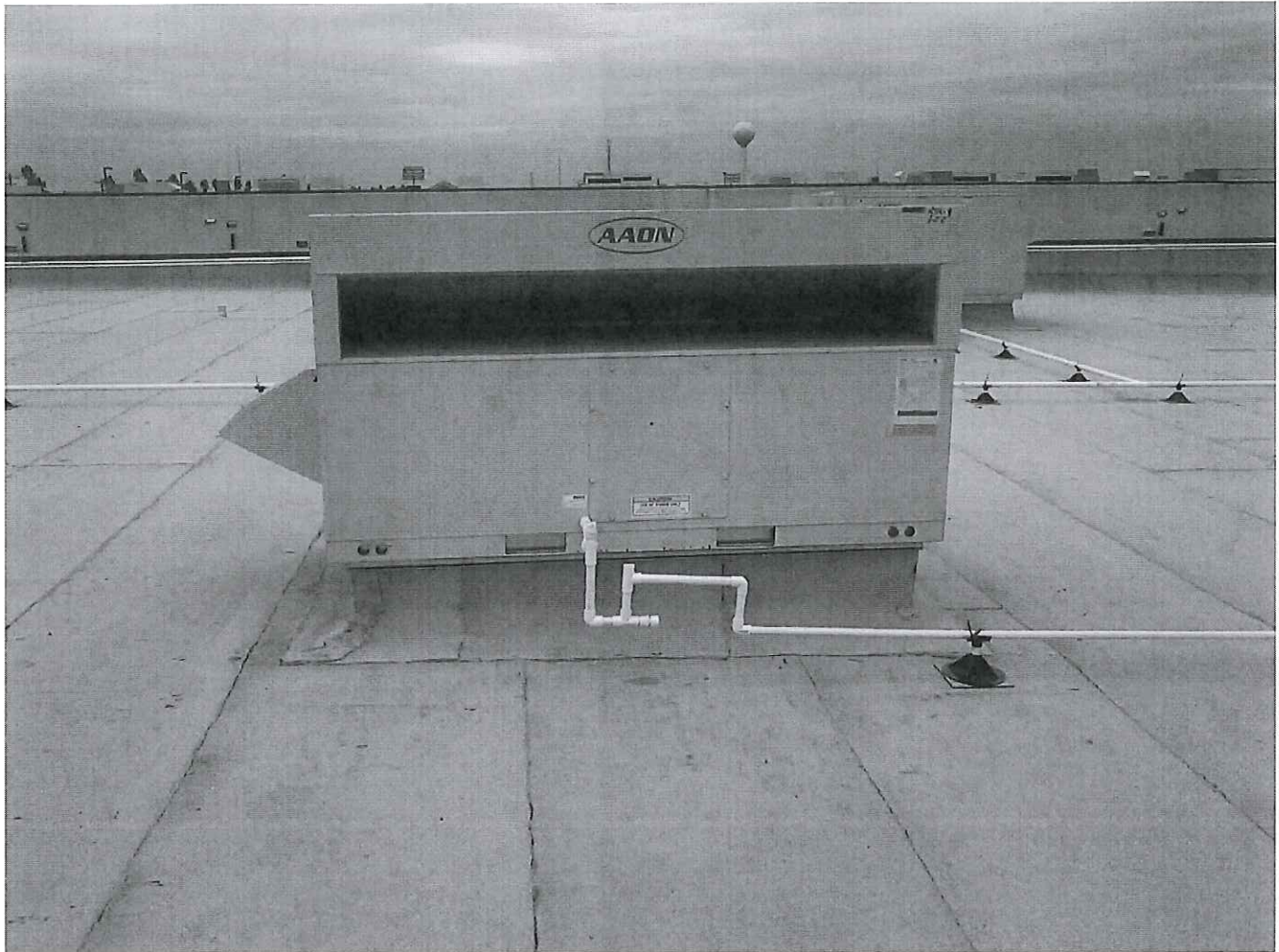
**Final cap of roof placed at LEF**



Condensate lines throughout the roof



**Final cap of roof placed at LEF**



**Contractor to provide insulation at P-Trap at all A/C Units**



**Final cap of roof placed at LEF**



Final cap of roof placed at LEF