



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Hidalgo County PTC 3 Parks Upgrades	CONTRACT INFORMATION: Contract For: General Construction Date: August 02, 2024	CERTIFICATE INFORMATION: Certificate Number: 001 Date: July 03, 2025
OWNER: <i>(name and address)</i> County of Hidalgo 2812 S. Business Hwy. 281 Edinburg, TX 78539	ARCHITECT: <i>(name and address)</i> Rike Ogden Figueroa Alex Architects Inc. 1007 Walnut Avenue McAllen, TX 78501	CONTRACTOR: <i>(name and address)</i> 8/A Builders, LLC 7708 W. Expressway 83 Mission, TX 78572

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.)*

This Certificate shall serve as PARTIAL Substantial Completion for the Veteran's Memorial Pavilion excluding the Air Conditioning System, the Smokehouse, and the items we have listed in our Punchlist. Another Certificate of Substantial Completion will be issued when the project is complete in its entirety. No retainage will be release until final project closeout.



ARCHITECT *(Signature)*

BY: Luis A. Figueroa, AIA, Principal
(Printed name, title, and license number if required)

June 27, 2025
(Date Of Substantial Completion required)

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.)

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.)

As noted on forthcoming punch list items provided by ROFA Architects, Inc. Trinity MEP Engineering, and Hinojosa Engineering.

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: \$300,000.00

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.)

N/A

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



CONTRACTOR *(Signature)*

Arnold Ochoa, President
(Printed name and title)

7/3/2025
(Date)

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User Notes:

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OWNER (Signature)

Jorge Arcaute, Chief of Staff 7-7-25
(Printed name and title) Pct 3 Date

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON JULY 22, 2025.

Agenda Item No. 100066

Executive Office: _____

VENDOR:
8/A BUILDERS, LLC

COUNTY:
COUNTY OF HIDALGO

Arnold Ochoa, Owner

Hon. Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

SUPPLEMENTAL SIGNATURES:
(If Applicable)

Luis A. Figueroa, AIA Principle