AIA® Document G704™ – 2017

Certificate of Substantial Completion

PROJECT: *McAllen Health Center Improvement Project* *529 N Cynthia St. McAllen, TX 78501*	**CONTRACT INFORMATION:** **C-24-0312-09-27** Contract For: HCHC McAllen Date: 03/18/2025	**CERTIFICATE INFORMATION:** Certificate Number: 001 Date: 10/31/2026
OWNER: *Hidalgo County* *100 E. Cano St, 2nd Floor Edinburg, TX 78539*	**PROJECT MANAGER:** *B2Z Engineering, LLC.* *900 S Stewart Rd. Mission, TX 78572*	**CONTRACTOR:** *RGV Construction, LLC.* *2723 Cornerstone Blvd. Edinburg, TX 78539*

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.)

The Work consists of the McAllen Health Center Improvement Project located at 529 N. Cynthia St, McAllen, TX 78501, including associated building improvements, architectural finishes, mechanical, electrical, plumbing, site improvements, and related construction work as defined in the Contract Documents.

Substantial Completion applies to the Project as a whole, subject to the completion or correction of the remaining work identified in the attached Final Punch List.

B2Z Engineering, LLC.		David Rivera, Senior Project Manager	*October 31, 2026*
PROJECT MANAGER	**SIGNATURE**	**PRINTED NAME AND TITLE**	**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.)

No exceptions identified. Applicable warranties shall commence on October 31, 2026, in accordance with the Contract Documents and the provisions of this Certificate.

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 Attachment A – McAllen Health Center Improvement Project Final Punch List, dated October 29, 2026, consisting of fourteen (14) outstanding corrective-action and closeout items.

The Contractor shall complete or correct the identified items within the time specified herein, subject to verification and acceptance by the Owner and authorized project representatives.

The final Registered Accessibility Specialist (RAS) inspection remains pending. The Contractor shall coordinate and facilitate the inspection and complete any required corrective work identified through the inspection, in accordance with the Contract Documents and applicable accessibility requirements.

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
(30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: $

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: Upon the established date of Substantial Completion, the Owner shall assume responsibility for routine building security, operational maintenance, and utilities associated with normal occupancy and use of the substantially completed facility, except as otherwise provided in the Contract Documents.

The Contractor shall remain responsible for outstanding punch-list corrections, coordination of the final RAS inspection, correction of any deficiencies identified during that inspection, and protection of its remaining work.

All remaining work shall be completed in accordance with the Contract Documents. Insurance and risk-of-loss responsibilities shall remain as established by the Contract Documents unless otherwise agreed in writing.

(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:

RGV Construction LLC		Tony Flores	11/2/26
CONTRACTOR *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**
OWNER *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON NOVEMBER 10, 2026

Agenda Item No. 105206 **Executive Office: _____**

CONTRACTOR:
RGV Construction, LLC

_____
Tony Flores, Owner

COUNTY:
COUNTY OF HIDALGO

_____
Hon. Richard F. Cortez, County Judge

ATTEST:

_____
Arturo Guajardo, Jr., County Clerk

SUPPLEMENTAL SIGNATURES
B2Z Engineering, LLC

_____
Aisha Gonzalez, President

B2Z / CONSTRUCTION MANAGEMENT

FINAL PUNCH LIST

HIDALGO COUNTY | MCALLEN HEALTH CLINIC

ISSUED	CONTRACTOR	TRACKING
October 29, 2026	RGV Construction	16 outstanding observations

CLOSEOUT DIRECTIVE

Contractor shall address the observations listed below, document completed corrective work, and submit supporting photographs for verification. Completion status remains open until reviewed and accepted by the project team.

OPEN OBSERVATIONS

01

GROUT / FILL

Generator Pad | Grout and fill the existing hole where the pole was cut at the generator pad.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

02

ROCK STABILIZATION

Exterior Site | Install an additional layer of rock stabilization material to minimize shifting and displacement over time.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

03

313

Interior | Complete the pending interior signage installation.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

04

GENERAL SITE

Interior / Exterior | Perform final cleaning of all interior and exterior areas.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

05

WOMEN'S STAFF RESTROOM

Door Frame | Remove remaining tape and paint residue from the top of the door frame. Restore a clean, finished appearance.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

06

RECEPTIONIST WINDOWS

Reception Area | Remove deficient sealant as needed and re-caulk around the window frames to provide a clean, continuous finish.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

07

HR

Window Openings | Replace or remove the metal framing at the windows, subject to confirmation of the intended finished condition.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

08

WEST SIDE – SIDEWALK

Sidewalk / Curb | Apply non-shrink grout to chipped sidewalk and curb areas; finish repairs neatly to match adjacent surfaces.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

09

IMMUNIZATION / EDUCATION ROOMS

Millwork | Readjust misaligned millwork hinges so doors and panels align properly and operate as intended.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

10

STOREFRONT ENTRANCE LOBBY

Canopy Interface | Repair wall damage resulting from the canopy installation and restore the adjacent finish.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

11

CEILING TILES

Building-Wide | Verify all ceiling tiles are properly seated and aligned within the ceiling grid; correct displaced tiles.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

12

ANNUNCIATOR PANEL (RECEPTIONIST)

Reception Area | Coordinate with Holt / WPI to investigate and address the blinking green light at the annunciator panel.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

13

IT ROOM

Wood Panel | Provide missing caulking at the wood panel and finish the joint neatly.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

14 EXTERIOR DOORS (NE & NW)

Northeast / Northwest | Touch up paint at the northeast and northwest exterior doors to provide a consistent finished appearance.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

15 LIFE START AED CABINET

AED Cabinet | Pending delivery and installation of the Life Start AED cabinet.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

16 MIDMARK MEDICAL EQUIPMENT

Medical Equipment | Pending delivery and installation of the Midmark medical equipment.

STATUS OPEN • PHOTO / CLOSEOUT REFERENCE: _____

OBSERVATION REPORT

Project: HC Hidalgo Clinic PCT3

Date of Observation: 8.13.26
Time: 8:00 AM
Field Report No.: Punch Lilst
Site Visited By: Leo Munoz, POE

Areas observed: All Areas

Items needed correction or verification:

1. Provide close-out documents.
2. Include As-built drawings as part of close-out documents.
3. All small construction debris shall be removed from electrical rooms, mechanical rooms, and around site.

MECHANICAL:

1. Provide test and balance report.
2. HVAC controls shall be commissioned for proper scheduling and operation.
3. Provide a new set of air filters before turning the building over to the owner.
4. Assure all ceiling mount diffusers are cleaned.

Verification Box - Mechanical

Items Corrected by:

Company Name: _____

Trade: _____

Date: _____

_____

Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

OBSERVATION REPORT

ELECTRICAL:

1. Exterior site lighting shall be commissioned for proper scheduling and operation.
2. All electrical panels shall be provided with labels
3. All electrical panels shall have typed circuit directory.
4. Exterior receptacles covers shall be all metal as indicated on the legend.
5. Ground bar not installed in IT room.

Verification Box - Electrical

Items Corrected by:

Company Name: _____

Trade: _____

Date: _____

_____

Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

PLUMBING:

1. Floor Drain in entry Lobby Restroom need to have the trap primer look at. No water coming into drain with fixtures are used/flushed.
2. Condensate drain from mini-split need to have a trap primer.
3. Janitor's room, mop sink missing mop hanger bracket. Fixture needs to be thoroughly cleaned.
4.

Verification Box - Plumbing

Items Corrected by: Company Name: _____ Trade: _____ Date: _____ _____ Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

OBSERVATION REPORT

FIRE SPRINKLER:

1. Contractor shall confirm that above piping hydrostatic test have been conducted and approved by the fire department of City of McAllen.
2. No submittals provided.

Verification Box – Fire Sprinkler

Items Corrected by:

Company Name: _____

Trade: _____

Date: _____

_____

Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

END OF REPORTREPORT

TRINITY
MEP ENGINEERING

OBSERVATION REPORT

Project: HC Hidalgo Clinic PCT3

Date of Observation: 8.13.26
Time: 8:00 AM
Field Report No.: Punch Lilst
Site Visited By: Leo Munoz, POE

Areas observed: All Areas

Items needed correction or verification:

1. Provide close-out documents.
2. Include As-built drawings as part of close-out documents.
3. All small construction debris shall be removed from electrical rooms, mechanical rooms, and around site.

OBSERVATION REPORT

TRINITY
MEP ENGINEERING

MECHANICAL:

1. Provide test and balance report.
2. HVAC controls shall be commissioned for proper scheduling and operation.
3. Provide a new set of air filters before turning the building over to the owner.
4. Assure all ceiling mount diffusers are cleaned.

Verification Box - Mechanical

Items Corrected by:

Company Name: Border Air Conditioning Inc
Trade: HVAC
Date: 10/28/26

Eddie Villarreal EV
Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

OBSERVATION REPORT

TRINITY
MEP ENGINEERING

ELECTRICAL:

1. Exterior site lighting shall be commissioned for proper scheduling and operation.
2. All electrical panels shall be provided with labels
3. All electrical panels shall have typed circuit directory.
4. Exterior receptacles covers shall be all metal as indicated on the legend.
5. Ground bar not installed in IT room.

Verification Box - Electrical

Items Corrected by:

Company Name:
Trade: Archie's Electric Force
Date: 10-15-24

Archie Force AP
Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

OBSERVATION REPORT

PLUMBING:

1. Floor Drain in entry Lobby Restroom need to have the trap primer look at. No water coming into drain with fixtures are used/flushed.
2. Condensate drain from mini-split need to have a trap primer.
3. Janitor's room, mop sink missing mop hanger bracket. Fixture needs to be thoroughly cleaned.
4.

Verification Box - Plumbing

Items Corrected by:

Company Name:Cantu's Plumbing Inc.
Trade:Plumbing
Date:10/29/2026

Technician's Name	Initials	Signature
	MAC	Mark Cantu

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

TRINITY
MEP ENGINEERING

OBSERVATION REPORT

FIRE SPRINKLER:

1. Contractor shall confirm that above piping hydrostatic test have been conducted and approved by the fire department of City of McAllen.
2. No submittals provided.

Verification Box – Fire Sprinkler

Items Corrected by:

Company Name: Fire Defense Pros
Trade: Fire Sprinklers
Date: 10/28/26

Omar Anzaldua OA
Technician's Name Initials Signature

The verification box shall be filled out and signed by the contractor responsible for the correction of the puchlist items. Additionally, each individual item in this report shall be checked off and initialed by the responsible trade's technician. The completed report shall be returned to the project architect and engineer.

END OF REPORTREPORT




NO PARKING








FIRE LANE NO PARKING
FIRE LANE NO PARKING



UNTY OF HIDALGO
TEXAS

CINCT 2

IE" CANTU

DALGO COUNTY JUDGE
COMMISSIONER PCT 1
COMMISSIONER PCT 2
COMMISSIONER PCT 3
COMMISSIONER PCT 4

Certificate of Substantial Completion 5C-CA-1013-00-21
HD & HCV Conversion, LLC
06.07.25




EXIT


CAT
EMERGENCY STOP
OVERCRANK
HIGH COOLANT TEMPERATURE
LOW COOLANT TEMPERATURE
LOW OIL PRESSURE
OVERSPEED
LOW COOLANT LEVEL
LOW FUEL LEVEL
CONTROL SWITCH NOT IN AUTO
AUTO
HIGH BATTERY VOLTAGE
LOW BATTERY VOLTAGE
LOW CRANKING VOLTAGE
BATT CHARGER AC FAILURE
EPS SUPPLYING LOAD
ENGINE RUNNING
ENGINE EMISSIONS SYSTEM FAILURE
MODULE/NETWORK STATUS
356-6635 3
272-1065
CAT

Certificate of Substantial Completion as of 2/4/2025 08:00
Job # 2024-0000
Bid # 0000
Certificate Commission, LLC


IRE DOOR FRAME
ISSUE NO. A-1698
PREMIER
PRODUCTS, INC.
MONROE, LA. 71203