



Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Deer Park Community Recreation Center (Recreation Center) 610 E. San Augustine St. Deer Park, TX 77536	CONTRACT INFORMATION: Contract For: General Construction Date: 7-14-2025	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 7-14-2025
OWNER: <i>(name and address)</i> City of Deer Park Parks Department 610 E. San Augustine St. Deer Park, TX 77536	ARCHITECT: <i>(name and address)</i> Brinkley Sargent Wiginton Architects, Inc. 4851 LBJ Freeway, Ste. 800 Dallas, TX 75244	CONTRACTOR: <i>(name and address)</i> Durotech 11931 Wickchester, Ste. 205 Houston, TX 77043

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.)

7-14-2025

Brinkley Sargent
Wiginton Architects, Inc.
ARCHITECT *(Firm Name)*


SIGNATURE

Michael Woods
Director of Construction Administration
PRINTED NAME AND TITLE

7-14-2025
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.)

1 Year from Date of Substantial Completion

Important Conditions & Limitations:

Dehumidification Unit - Pool Area:

The dehumidification unit serving the pool area is currently non-operational. This may negatively impact indoor air quality and could lead to humidity-related damage to finishes in adjacent spaces. Temporary measures should be considered, and permanent resolution is required.

MEP Commissioning:

Commissioning for all mechanical, electrical, and plumbing systems has not yet been performed. Commissioning is scheduled to begin the week of July 14, 2025. All findings identified during commissioning must be corrected within the time frame outlined below.

Architectural/MEP Punch List Issued to Date:

All punch list items must be completed within the specified time frame. The contractor shall provide written confirmation and photo documentation to the Architect upon completion of each item.

Owner Training:

All Owner training sessions must be completed within the designated time frame provided below and coordinated directly with the Owner.

RTU Filter Replacement:

Replace all rooftop unit (RTU) filters prior to final acceptance. Filters must be dated, and photographic evidence of replacement provided to the Architect.

TAS Compliance:

All TAS (Texas Accessibility Standards) deficiencies must be corrected within the established deadline. If any items cannot be completed on time, the Contractor must notify the Owner immediately and coordinate a completion plan. Written confirmation of compliance shall be submitted to the Architect.

Acoustical Panel Installation:

Final installation of acoustical panels is still pending. Contractor shall coordinate installation directly with the Owner to avoid disruption to occupied areas.

Civil Punch List:

The civil punch list walk-through is scheduled for July 22, 2025. Once issued, all deficiencies must be corrected within 30 calendar days from the date of issuance.

Landscape Punch List:

The landscape punch list is pending scheduling. Once issued, all deficiencies must be corrected within 30 calendar days from the date of issuance.

IT/AV Punch List:

The IT and AV punch list is currently being scheduled. Once issued, all deficiencies must be corrected within 30 calendar days from the date of issuance.

Outstanding Pricing & Proposal Requests:

All outstanding proposal requests and related pricing must be submitted to the Owner for review and approval within the designated time-frame provided below. Upon acceptance, the Contractor shall coordinate the associated work with the Owner. If any items cannot be completed on time, the Contractor must notify the Owner immediately and coordinate a completion plan.

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.)

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: \$500,000

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 will be responsible for building insurance, general cleaning and utilities.

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

<u>Durotech Inc.</u>	<u>[Signature]</u>	<u>David Bowe, CEO</u>	<u>7-15-25</u>
CONTRACTOR (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE
<u>City of Deer Park</u>	<u>[Signature]</u>	<u>James Stokes</u>	<u>07/16/2025</u>
OWNER (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE