



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 08/04/2026

Item Title: Substantial Completion -
Benavides Elementary School Parking Lot
Lighting

X Action
 Information
 Discussion

BACKGROUND:

Benavides Elementary School Parking Lot Lighting Project, is ready for Substantial Completion acceptance by the Brownsville ISD Board of Trustees. The Project Manager, General Contractor and BISD Facilities Department Administration staff conducted a walk-thru to provide a Punch List. As a result, the administration recommends substantial completion acceptance for this project.

Please see the attached:

- AIA Document G704-2017
- Punch List

FISCAL IMPLICATIONS:

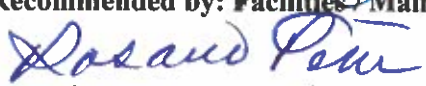
None

RECOMMENDATION:

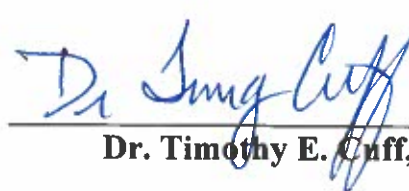
Recommend approval to authorize the Benavides Elementary School Parking Lot Lighting Project as substantially complete.

Martin Espinosa / 
Submitted by: Facilities Manager

Roberto Baez / 
Recommended by: Facilities / Maintenance Director


Rosario Pena RTSBA /
Approved by: Assistant Superintendent

Approved for Submission to Board of Education:


Dr. Timothy E. Cuff, Superintendent

When Necessary, Additional Background May Follow This.

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Brownsville ISD Benavides Elementary
School Parking Lot Lighting
3101 McAllen Road
Brownsville, TX 78520

CONTRACT INFORMATION:
Contract For: Lighting Upgrades

Date: February 04, 2026

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: July 15, 2026

OWNER: *(name and address)*
Brownsville Independent School District
1900 E. Price Rd.
Brownsville, TX 78521

ARCHITECT: *(name and address)*
Ethos Engineering
1126 South Commerce Street
Harlingen, TX 78550

CONTRACTOR: *(name and address)*
RZB Inc. dba Global Electric
4705 Towerwood Drive
Brownsville, TX 78523

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.)*

Brownsville ISD A.X. Benavides Elementary School
3101 McAllen Road
Brownsville, Texas 78520


ARCHITECT *(Signature)*

BY: Guillermo Quintanilla, Principal
(Printed name, title, and license number if required)

June 24, 2026
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.)

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.)
See attached Field Report No. 01

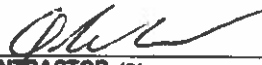
The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of 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: \$3,455.25

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


CONTRACTOR (Signature)


(Printed name and title)

7/14/26
Date

OWNER (Signature)

(Printed name and title)

Date

PROJECT TITLE: BISD Benavides Parking Lot Lighting

PROJECT NO: 24v55

CONTRACTOR: Global Electric

WEATHER: Mostly Sunny - 93°

DATE: 06/24/2024

TIME: 1:30 PM

OWNER: Brownsville ISD

EST. % COMPLETE: 99%

PRESENT:

- Jose G. Leal III (Ethos Eng)

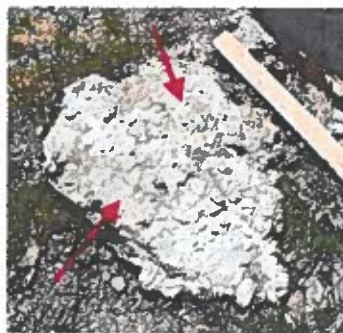
- Raul Garcia (BISD)

The following items require the attention of the contractor for completion or correction. Please notify our office for a subsequent site inspection. References to direction are from plan north. This list may not be all-inclusive, to include any items on this list does not alter the responsibility of the contractor to complete all work in accordance with the contract documents.

COMMENTS:

1) Parking Lot Area:

- a) Remove all washout concrete left behind near light pole bases.



- b) Remove sonotube material around base of light poles that is above the finished grade.



- c) Ensure that all reinforced gaskets are correctly installed for all hand hole covers for all poles. No gaps should be visible.



- d) Electrical Panels:
i) Finish providing a type written updated circuit directory for the existing panels "1H" & "1LB".
- e) Electrical Raceways:
i) Provide missing straps for new EMT conduits.



	PRINT NAME (FIRST, LAST)	SIGNATURE	DATE
MECHANICAL			
ELECTRICAL			
PLUMBING			

AIA Document G704® – 2017

Copied

Certificate of Substantial Completion

PROJECT: *(name and address)*
Brownsville ISD Benavides Elementary
School Parking Lot Lighting
3101 McAllen Road
Brownsville, TX 78520

CONTRACT INFORMATION:
Contract For: Lighting Upgrades

Date: February 04, 2026

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: July 15, 2026

OWNER: *(name and address)*
Brownsville Independent School District
1900 E. Price Rd.
Brownsville, TX 78521

ARCHITECT: *(name and address)*
Ethos Engineering
1126 South Commerce Street
Harlingen, TX 78550

CONTRACTOR: *(name and address)*
RZB Inc. dba Global Electric
4705 Towerwood Drive
Brownsville, TX 78523

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.)*

Brownsville ISD A.X. Benavides Elementary School
3101 McAllen Road
Brownsville, Texas 78520


ARCHITECT *(Signature)*

BY: Guillermo Quintanilla, Principal
(Printed name, title, and license number if required)

June 24, 2026
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.)

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.)

See attached Field Report No. 01

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: \$3,455.25

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


CONTRACTOR (Signature)

John C. Givens PM
(Printed name and title)

7/14/26
Date

OWNER (Signature)

(Printed name and title)

Date

PROJECT TITLE: BISD Benavides Parking Lot Lighting
PROJECT NO: 24v55
CONTRACTOR: Global Electric
WEATHER: Mostly Sunny - 93°
DATE: 06/24/2024
TIME: 1:30 PM
OWNER: Brownsville ISD
EST. % COMPLETE: 99%

PRESENT:

- Jose G. Leal III (Ethos Eng)
- Raul Garcia (BISD)

The following items require the attention of the contractor for completion or correction. Please notify our office for a subsequent site inspection. References to direction are from plan north. This list may not be all-inclusive, to include any items on this list does not alter the responsibility of the contractor to complete all work in accordance with the contract documents.

COMMENTS:

1) Parking Lot Area:

- a) Remove all washout concrete left behind near light pole bases.



- b) Remove sonotube material around base of light poles that is above the finished grade.



done 7/9/2026
[Signature]

- c) Ensure that all reinforced gaskets are correctly installed for all hand hole covers for all poles. No gaps should be visible. ✓

done 7/9/2026



- d) Electrical Panels:

- i) Finish providing a type written updated circuit directory for the existing panels "1H" & "1LB". ✓

- e) Electrical Raceways:

- i) Provide missing straps for new EMT conduits. ✓

done 7/9/2026



[Signature]
7/9/2026

	PRINT NAME (FIRST, LAST)	SIGNATURE	DATE
MECHANICAL			
ELECTRICAL			
PLUMBING			