



Brownsville Independent School District

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

Item Title: Substantial Completion - CSP # 25-081
Lopez Early College High School
Intercom Upgrades

X Action
Information
Discussion

BACKGROUND:

CSP # 25-081 Lopez Early College High School Intercom Upgrades, 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
- CSP # 25-081

FISCAL IMPLICATIONS:

None

RECOMMENDATION:

Recommend approval to authorize the Lopez Early College High School Intercom Upgrades under CSP#25-081, 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 Lopez Early College High
School Intercom Upgrades CSP#25-081
3205 S. Dakota Ave.
Brownsville, TX 78521

CONTRACT INFORMATION:
Contract For: Intercom Upgrades
Date: November 21, 2025

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)*
Insight Public Sector, Inc.
2712 N. McColl Road
McAllen, TX 78501

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 Lopez Early College High School
3505 South Dakota Ave.,
Brownsville, Texas 78521


ARCHITECT *(Signature)*

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

June 22, 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 #02.

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: \$34,188.15

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)

Date _____

OWNER (Signature)

(Printed name and title)

Date _____



1126 S. Commerce ST.
Harlingen, Tx 78550
O: (956) 230-3435
F: (956) 720-0830

PROJECT TITLE: BISD Lopez High School Intercom
PROJECT NO: 24v59
CONTRACTOR: Insight
WEATHER: Mostly Sunny - 83°
DATE: 06/30/2026
TIME: 8:30 AM
OWNER: Brownsville ISD
EST. % COMPLETE: 95%

PRESENT:

- Jose G. Leal III (Ethos Eng.)
- Timothy Looper (Ethos Eng.)
- Raul Espinosa (Ethos Eng.)

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.

GENERAL COMMENTS:

- 1) If any deviations from our plans were made during the intercom system installation, please reflect these changes in your as-built drawings.
- 2) Disconnect and remove all existing intercom system speakers, horns & intercom call buttons that will not be used with the new intercom system.
- 3) Areas Pending Walkthrough:
 - a) Classroom A105: Door was locked.
 - b) Office A123: Door was locked.
 - c) Classroom A124: Door was locked.
 - d) Classroom A137: Door was locked.
 - e) Room east of Recep B116: Door was locked.
 - f) Storage room west of Classroom B100: Door was locked.
 - g) Classroom B100: Door was locked.
 - h) Classroom E124: Door was locked.
 - i) Corridor B185: Door was locked.
 - j) Control Room B185B: Door was locked.
 - k) Stor. B185C: Door was locked.
 - l) Corridor B187: Door was locked.
 - m) Corridor B188: Door was locked.
 - n) Dressing Room B194: Door was locked.
 - o) Dressing Room B195: Door was locked.
 - p) Boys RR B195B: Door was locked.
 - q) Dressing Room B198: Door was locked.
 - r) Girls RR B198B: Door was locked.
 - s) Dressing Room B199: Door was locked.

- t) Corridor B199C : Door was locked.
 - u) Storage F118: Door was locked.
 - v) Storage Equipment 922: Door was locked.
 - w) Office 920: Door was locked.
- 4) Areas Pending walkthrough to confirm sound from new speakers. Door was locked.
- a) TV Room A100, Office A100A, Office A100B, Office A100C, B100, Storage room west of Classroom B100, RR B102B, Classroom A123, Classroom A124, Girls RR A102B, Boys RR A180, Girls RR A181, Nurse B144, Nurse B146, Girls RR B198, RR A141
- 5) Intercom System:
- a) The double sided message displays in the corridors need to be cleaned.
 - b) The double sided message displays in the corridors are missing screws. Provide & install the missing screws for the double sided message displays.
 - c) Demo & remove existing speaker and wiring for the following rooms.
 - i) Admin. Building:
Corridor A100 (North of Classroom A146), TV Room A100, Corridor A100A (East of Classroom A116), Corridor A100A (East of Classroom A122), Corridor A100A (East of Classroom A127), Corridor A100A (East of Classroom A130), Corridor A100A (East of Girls RR A181), Corridor A100B (East of Office A101C), Corridor A100B (East of Classroom A104), Office A101A, Office A101B, Office A101C, Office A114A, Office A114B, Office A114C, Prep. Rm. A132A, Prep. Rm. A137A, Prep. Rm. A139A, Prep Rm A140A, Prep. Rm. A141A, Prep Rm A143A, Prep Rm A148A, Classroom B104, Book Room B107, Records B108, Library B109, Book Room B110, Office B111, Office B112, Office B113, Office B114, Office B118, Office B119, Office B120, Office B121, Office B122, Office B123, Office B124, Office B133, Office B135, Office B136, Office B137, Office B138, Corridor B139, Break Rm B140, Office B141, Office B142, Office B143, Corridor B185, Stor. B185C, Dressing Room B194, Boys RR B195B, Girls RR B198B, Dressing Room B199, Corridor C100 (East of Classroom C145), Corridor C100 (East of Classroom C150), Corridor C100A (North of Classroom C135), Corridor C100A (North of Classroom C132), Corridor C100A (North of RR C191), Corridor C100A (North of Classroom C127), Corridor C100A (North of Classroom C120), Corridor C100B (South of Classroom C115), Corridor C100B (South of Classroom C110), Corridor C100B (South of Classroom C109), Corridor C100B (South of Girls RR C192), Corridor C100C (East of Classroom C129), Corridor C100C (East of Prep Rm C143A), Corridor C100D (East of Classroom C136), Corridor C100D (East of Classroom C140), Stor. C101B, Stor. C101C, Classroom C103, Office C105A, Office C105B, Prep Rm C118A, Prep Rm C140A, Prep Rm C142A, Prep Rm C143A, Prep Rm C144A, Office C150A, Office C150B, Prep Rm C151A
 - ii) Cafeteria Building:
Corridor E100 (Southeast of Cafeteria E114), Kitchen E113, Cafeteria E114, Lounge E115, Storage E119, Office E123

- iii) **AGR. (Agriculture) Building:**
Classroom 3, Room North of Classroom 3
 - iv) **Band Building:**
Office 603, Office 605, Corridor 606, Corridor 607, Storage 611, Office 619, Office 620
 - v) **Building F:**
Corridor F100, Office F110, Office F111, Office F116, IDF Room
 - vi) **Gym Building:**
Corridor 903 (East of Men RR 906), Corridor 903 (East of Training Room 919), Corridor 903 (East of Women RR 928), Boys Locker Room 910, RR 913, Weight Room 917, Office 924, Office 926, Women RR 928
 - vii) **Science Building:**
Prep. Rm. B102, Storage B103, Prep. Rm. B104, Prep. Rm. B106, Storage B107, Toilets 113, Corridor B114
 - viii) **Portable Buildings:**
Portable AG1, Portable AG2, Portable AG3, Portable P101, Portable P102, Portable P104, Portable P105, Portable P111, Portable P112, Portable P113, Portable P114, Portable P115
- d) Demo & remove existing call button and wiring. Provide a blank stainless steel cover on the unused back box for the following rooms.
- i) **Admin. Building:**
Office A100B, Office A101A, Office A101B, Office A101C, Office A114, Office A114A, Office A114B, Office A114C, Classroom B104, Office B112, Office B113, Office B114, Office B118, Office B119, Office B120, Office B121, Office B122, Office B123, Office B124, Office B135, Classroom C103, Office C105, Office C105A, Office C105B, Office C150, Office C150A, Office C150B
 - ii) **AGR. (Agriculture) Building:**
Room North of Classroom 3
 - iii) **Band Building:**
Office 603, Office 605, Office 619, Office 620
 - iv) **Building F:**
Office F110, Office F111, Office F116
 - v) **Gym Building:**
Office 911, Office 914, Office 924, Office 926
 - vi) **Science Building:**
Prep. Rm. B102, Prep. Rm. B104, Prep. Rm. B106
 - vii) **Portable Buildings:**
Portable AG4, Portable P101, Portable P102, Portable P111, Portable P112, Portable P113

e) Provide and install missing labels on all new speakers in the following rooms.

i) **Admin. Building:**

Corridor A100A (Outside of Classroom A117), Corridor A100A (Outside of Classroom A123), Corridor A100A (Outside of Classroom A138), Corridor A100B (Outside of Classroom A100), Corridor A100B (Outside of Classroom A115), Corridor A100B (Outside of Classroom A138), Classroom A125, RR A140, Classroom A146, Library B109 (Outside of RR B106), Lecture B115, Recep B116, Recep B116 (Outside of Office B121), Recep B116 (Inside of Room East of B116), Classroom (Corridor) B125 (Outside of Recep B134), Classroom (Corridor) B125 (Outside of Boys RR B127), Records B129, Boys RR B197

ii) **Cafeteria Building:**

Corridor E100 (Outside of Classroom B101), Corridor E100 (Outside of Cafeteria E114), Office E109, Room E110, Kitchen E113, Classroom E125

6) The following systems will not be substantially accepted until the Owner has received demonstration, training, and testing in the presence of the MEP Engineer and submitted list of attendees:

a) Intercom System.

COMMENTS (Admin. Building):

1) Classroom A103:

a) Clean around new speaker. Fix damaged surrounding ceiling tiles.

2) Classroom A111:

a) Clean intercom call button.

3) Classroom A122:

a) Fix damaged surrounding ceiling tiles.

4) Classroom A128:

a) Install new mounting hardware for intercom call button wall plates.

5) Classroom A130:

a) Install new mounting hardware for intercom call button wall plates.

6) Classroom A139:

a) Paint and caulk around the intercom call button to match the existing wall.

7) Classroom A143:

a) Install new mounting hardware for intercom call button wall plates.

8) Classroom A144:

a) Clean speakers.

b) Paint and caulk around the intercom call button to match the existing wall.

- 9) Classroom A145:
 - a) Clean speakers.
 - b) Paint and caulk around the intercom call button to match the existing wall.
- 10) Classroom A146:
 - a) Clean intercom call button.
- 11) Classroom B101:
 - a) Paint and caulk around the intercom call button to match the existing wall.
- 12) Recep B116:
 - a) Remove existing call button inside Room East of B116.
- 13) Classroom (Corridor) B125:
 - a) Demo & remove existing 8" round speakers and wiring.
- 14) Records B129:
 - a) Remove existing call button.
- 15) Corridor C100A:
 - a) Provide and install the missing speaker north of Classroom C122. **PENDING 06/30/2026**
 - b) Provide and install the missing label on the speaker north of Classroom C134. **PENDING 06/30/2026**
- 16) Classroom C102:
 - a) Remove existing intercom call button along the west wall. **Provide blank stainless steel for existing intercom call button. PENDING 06/30/2026**
- 17) Classroom C112:
 - a) Provide and install a missing new intercom call button along the south wall. **PENDING 06/30/2026**
- 18) Exterior of Classroom Building:
 - a) Demo & remove existing outdoor horn and wiring east of Classroom C100. Provide a blank weather proof cover.
 - b) Demo & remove existing outdoor horn and wiring north of Office A100B. Provide a blank weather proof cover.
 - c) Demo & remove existing outdoor horn and wiring north of Classroom A116. Provide a blank weather-proof cover.
 - d) Demo & remove existing outdoor horn and wiring west of Classroom A116. Provide a blank weather proof cover.
 - e) The outdoor horn failed to operate during testing east of Classroom A106.
 - f) The outdoor horn failed to operate during testing west of Records B129.
 - g) The outdoor horn failed to operate during testing south of Office A141.
 - h) The outdoor horn failed to operate during testing east of Dressing Room B194.
 - i) The outdoor horn failed to operate during testing south of Dressing Room B199.
 - j) Provide caulking around exterior outdoor horn south of Classroom C120.

- k) Provide caulking around exterior outdoor horn north of Storage C101C. Ensure that the exterior outdoor horn is flush with the finished wall.

19) Exterior of Theater Building:

- a) Demo & remove existing outdoor horn and wiring east of Dressing Room B199.
Provide a blank weather proof cover.

COMMENTS (Cafeteria Building):

1) Office E109:

- a) Remove existing call button and provide a new call button along the north wall.

2) Room E110:

- a) Remove existing speaker on west wall if part of intercom system.
- b) Remove existing speaker in northwest close to Storage.
- c) Remove existing speakers in northeast close to Storage.

3) Cafeteria E114:

- a) Demo & remove existing horn and wiring along the south wall.

4) Lounge E115:

- a) Paint and caulk around the intercom call button to match the existing wall.

COMMENTS (AGR. Building):

1) Shop 1:

- a) New indoor horn is not working along the southwest wall. Please fix.

2) Shop 2:

- a) New indoor horn is not working along the southeast wall. Please fix.

3) Classroom 3:

- a) New lay-in speaker is not working. Please fix.

4) Office 4:

- a) New double sided message display speaker is not working along the north wall. Please fix.

COMMENTS (Band Building):

1) Choir 600:

- a) Demo & remove existing speaker/call button combo and wiring along the east wall.
Provide a blank stainless steel cover on the unused back box.

2) Choir 601:

- a) Ensure that new call button is installed at 48" AFF.

3) Lounge 604:

- a) The volume level for the new speaker is loud. Please adjust and lower the volume.

- 4) **Classroom 615:**
 - a) Seal the around the new call button and paint the wall to match the existing wall.
- 5) **Classroom 616:**
 - a) Screws for call button are loose. Please fix.
 - b) Seal the around the new call button and paint the wall to match the existing wall.
- 6) **RR 617:**
 - a) The volume level for the new speaker is loud. Please adjust and lower the volume.
- 7) **Exterior of Band Building:**
 - a) Demo & remove existing outdoor horn and wiring west of Band Hall 614. Provide a blank weather proof cover.
 - b) Demo & remove existing outdoor horn and wiring west of Choir 600. Provide a blank weather proof cover.

COMMENTS (Building F):

- 1) **Exterior of Building F:**
 - a) Demo & remove existing outdoor horn and wiring north of Shooting Area F117. Provide a blank weather proof cover.

COMMENTS (Gym Building):

- 1) **Boys Locker's Room 907:**
 - a) The north speaker failed to operate during testing.
- 2) **Boys Locker Room 910:**
 - a) The north speaker failed to operate during testing.
 - b) The east speaker failed to operate during testing.
- 3) **Training Room 919:**
 - a) Provide and install a missing new intercom call button.
- 4) **Women RR 928:**
 - a) There are two speakers. West round speaker failed to operate during testing. Please verify if needs to be removed and replaced for a new speaker.
- 5) **Exterior of Gym Building:**
 - a) Demo & remove existing outdoor horn and wiring east of Gym 902. Provide a blank weather proof cover.
 - b) Demo & remove existing outdoor horn and wiring east of Gym 901. Provide a blank weather proof cover.
 - c) Demo & remove existing outdoor horn and wiring south of Gym 900. Provide a blank weather proof cover.



COMMENTS (Science Building):

- 1) Science Lab B101:
 - a) Paint the wall to match the existing wall.
- 2) Science Lab B105:
 - a) Paint the wall to match the existing wall.
- 3) Science Lab B109:
 - a) Paint the wall to match the existing wall.

COMMENTS (Portable Buildings):

- 1) Portable P104:
 - a) Seal the wall penetration for the outdoor horn cabling.
- 2) Portable P107:
 - a) Seal the opening from the existing call button and paint the wall to match the existing wall.
- 3) Portable P108:
 - a) Seal the opening from the existing call button and paint the wall to match the existing wall.
 - b) Seal the wall penetration for the outdoor horn cabling.
 - c) The volume level for the new outdoor horn is low. Please adjust and raise the volume.
- 4) Portable P109:
 - a) Seal the opening from the existing call button and paint the wall to match the existing wall.
- 5) Portable P110:
 - a) Provide a blank stainless steel cover on the unused back box.
- 6) Portable P114:
 - a) Seal the opening from the existing call button and paint the wall to match the existing wall.
 - b) Seal the wall penetration for the outdoor horn cabling.
 - c) The volume level for the new outdoor horn is low. Please adjust and raise the volume.

	PRINT NAME (FIRST, LAST)	SIGNATURE	DATE
INSIGHT			
SUPERNOVA			