



EL PASO
INDEPENDENT
SCHOOL DISTRICT
Facilities & Construction

Certificate Of Final Acceptance

EPISD Project: Andress High School Performing Arts Center

EPISD Project No. 17.626

Pursuant to Subparagraph 9.8.2 of the General Conditions of the Contract, Consultant hereby certifies as follows:

1. On September 21, 2022, Consultant received Contractor's written notice that the Work was ready for final inspection and acceptance and Consultant received Contractor's final Application for Payment;
2. On September 27, 2022 Consultant inspected the Work and has found the Work acceptable under the contract Documents and the Contract fully performed;
3. Consultant has issued a final Certificate of Payment and hereby certifies to the Owner that based on Consultant's professional judgment, training and experience and on the basis of Consultant's observations and inspections, the Work has been completed in accordance with the terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor, and noted in said final Certificate for Payment, is due and payable;
4. Consultant represents that the conditions precedent to the Contractor's being entitled to final payment as set forth in Subparagraph 9.8.2 of the General Conditions have been fulfilled.

Accordingly, the date of Final Acceptance is therefore established as _____.

Consultant: ERO Architects

By: Octavio Cantu, AIA

Name: Octavio Cantu, AIA

Title: Principal

ACCEPTED:

Contractor: Urban Associates, Inc.

By: _____

Name: Luis Carlos Garcia

Title: Vice President

**Luis C.
Garcia**

Digitally signed by
Luis C. Garcia
Date: 2022.11.01
09:37:58 -06'00'

OWNER'S APPROVAL

El Paso Independent School District

By: _____

Name: Irene D. Ramirez, P.E., Executive Director

Title: Facilities & Construction

PROJECT CLOSE-OUT FORM

DATE: 10/04/2022

CONTRACTOR: Urban Associates, Inc.

PROJECT FILE NAME: Andress High School

Project No. 17.626

Project Description: Construction of a Performing Arts Center, Courtyard and Drop Off Lane

Project Engineer: Eduard Puentes, PE

Architect/Engineer: Octavio Cantu, AIA

Prime Contractor: Urban Contractors, Inc.

Major Subcontractor-Electrical: Texas Electric

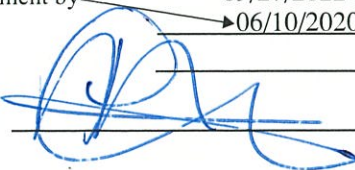
Major Subcontractor-Mechanical: Texas Electric

FINAL ACCEPTANCE RECORD

SUBSTANTIAL COMPLETION DATE: Performing Arts Center: Monday, November 29, 2021

FINAL ACCEPTANCE DATE: Performing Arts Center:

	<u>Date Received</u>	<u>Comments</u>	<u>Scanned</u>
Certificate of Occupancy:	11/4/2021		Tab 01
O & M Manuals:	09/13/2022		Tab 02
Warranty: Bonds	08/01/2022		Tab 03
Warranty: Guaranties	09/13/2022		Tab 04
Letter of Accept from A/E:	10/24/2022		Tab 05
A/E letter of TEA Design Certification:	10/04/2022		Tab 06
TDLR Final Inspection:	09/26/2022		Tab 07
Contractor' Release of Claims: (Appendix 6)	10/28/2022		Tab 08
Final Pay Request: (AIA Form G702)	09/22/2022		Tab 09
Record Document to A/E:	08/04/2022		Tab 10
Original Permit Card(s):	09/20/2022		Tab 11
Cert. Of Author. (Surety): (AIA Form G707)	05/13/2022		Tab 12
Key Submittals:	05/07/2020		Tab 13
Project Mylars	Not Applicable		
Digital, Reproducibles: / Attic Stock	08/24/2022		Tab 15
Asbestos Certification:	08/09/2022-Urban		Tab 16
Transfer of Utilities & Payment by Contractor	09/27/2022-ERO 06/10/2020		Tab 17
Other/Notes:			

Project Manager (signature): 

Date: 11/01/22

Acknowledgement:

Irene D. Ramirez, P.E., Executive Director

Facilities & Construction:

Date: _____

After all appropriate signatures are obtained this form must be scanned for the electronic file.

EPISD- APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
EL PASO INDEPENDENT SCHOOL DISTRICT
1100 Stanton Dr.
El Paso, Texas 79901

FROM (CONTRACTOR):
Urban Associates Inc.
1400 Geronimo
El Paso, Texas 79925

PROJECT TITLE:
Additions and Renovations to Andress High School

VIA (ARCHITECT):
ERO Architects
300 S. 8th St.
McAllen, TX

APPLICATION NO.: 36-Retainage
APPLICATION DATE.: 10/25/22
PERIOD FROM:
PERIOD TO: 09/30/22
PROJECT NO.: 17-626
PURCHASE ORDER: 1918995
BID/CSP NO.: 18-079
CONTRACT DATE: 01/25/19
ACCOUNT STRING: 688 & 689.81.6624.001.99.603.626

Distribution to:

X
X
X

OWNER
ARCHITECT
CONTRACTOR

VENDOR # 24542

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1 ORIGINAL CONTRACT SUM	\$	25,729,074.00
2 Net change by Change Orders	\$	457,761.48
3 CONTRACT SUM TO DATE (line 1 + 2)	\$	26,186,835.48
4 TOTAL COMPLETED & STORED TO DATE	\$	26,186,835.48
(Column G on G703)		
5 RETAINAGE:		
a. 1% % of Completed Work		261,868.35
		(Column D + E on G703)
b. 0% \$		0.00
		(Column F on G703)
Total Retainage (L \$		261,868.35
		Total in Column 1 G703)
6 TOTAL EARNED LESS RETAINAGE	\$	25,924,967.13
		(Line 4 less Line 5 Total)
7 LESS PREVIOUS CERTIFICATES FOR	\$	25,176,612.38
		PAYMENT (Line 6 from prior Certificate)
8 CURRENT PAYMENT DUE	\$	748,354.75
9 BALANCE TO FINISH, PLUS RETAINAGE	\$	261,868.35
		0

Reviewed by: Alonzo Parra
JACOBS, Project Controls Manager
11/01/2022 7:52:54 AM

CONTRACTOR: Urban Associates Inc.

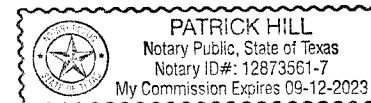
By: Luis Carlos Garcia
Type Name/Title: Luis Carlos Garcia, Vice President

Date: October 25, 2022

State of: TEXAS
Subscribed and sworn to before me this

My Commission expires: 09-12-2023
Notary Public: Patrick Hill

County of: EL PASO
25th day of October 2022



CERTIFICATE FOR PAYMENT

In accordance with the Contractor Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$748,354.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT/ENGINEER: ERO Architects

By: [Signature]
Type Name/Title: [Signature]

Date: 10/31/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner under this Contract.

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$729,023.68	\$169,262.20
Number	Date Approved		
CO #02	9/9/2022		\$102,000.00
TOTALS		\$729,023.68	\$271,262.20
Net change by Change Orders			\$457,761.48

CONTINUATION SHEET - RECAP

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply:

APPLICATION NUMBER: 36-Retainage

APPLICATION DATE: 10/25/22

PERIOD TO: 09/30/22

PROJECT NO.: 17-626

Page 1 of 18

THIS SECTION --GRAND TOTAL PER CAMPUS												
A	B	C	D	E	F	G		H	I	J	K	L
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C - G)	RETAINAGE	TOTAL EARNED MINUS RETAINAGE (G - I)	LESS PREVIOUS CERTIFICATES FOR PAYMENT	CURRENT PAYMENT DUE (J - K)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD								
	PHASE I											
1	General Condittions	1,716,735.00	1,716,735.00	\$0.00		\$1,716,735.00	100.00%	\$0.00	\$0.00	\$1,716,735.00	\$1,630,898.25	\$85,836.75
2	PAC Building	16,679,304.00	16,679,304.00	\$0.00	-	\$16,679,304.00	100.00%	\$0.00	\$261,868.35	\$16,417,435.65	\$15,845,338.80	\$572,096.85
3	PAC Site	1,591,546.60	1,591,546.60	\$0.00	-	\$1,591,546.60	100.00%	\$0.00	\$0.00	\$1,591,546.60	\$1,511,969.27	\$79,577.33
4	Courtyard and Bus Land	1,697,115.00	1,697,115.00	\$0.00	-	\$1,697,115.00	100.00%	\$0.00	\$0.00	\$1,697,115.00	\$1,612,259.25	\$84,855.75
	PHASE II											
5	Field House Building	3,666,154.00	3,666,154.00	\$0.00	-	\$3,666,154.00	100.00%	\$0.00	\$0.00	\$3,666,154.00	\$3,666,154.00	\$0.00
6	Field House Site	378,219.40	378,219.40	\$0.00	-	\$378,219.40	100.00%	\$0.00	\$0.00	\$378,219.40	\$378,219.40	\$0.00
	CHANGE ORDERS											
7	CO #001 - Owner Contingency	771,872.00	771,872.00	\$0.00	-	\$771,872.00	100.00%	\$0.00	\$0.00	\$771,872.00	\$733,278.40	\$38,593.60
8	CO #002 - IT Upgrades at Courtyard	20,161.48	20,161.48	\$0.00		\$20,161.48	100.00%	\$0.00	\$0.00	\$20,161.48	\$19,153.41	\$1,008.07
9	CO #003 - Add CA Svcs 7/22/20-3/31/21 COVID Ext (253 days)	(60,400.00)	(60,400.00)	\$0.00		-\$60,400.00	100.00%	\$0.00	\$0.00	-\$60,400.00	-\$57,380.00	-\$3,020.00
10	CO #004 - Additional QA Testing due to Raker Modification	(2,609.80)	(2,609.80)	\$0.00		-\$2,609.80	100.00%	\$0.00	\$0.00	-\$2,609.80	-\$2,479.31	-\$130.49
11	CO #006 - Construction Contingency Savings	-16704220%	(167,042.20)	\$0.00		-\$167,042.20	100.00%	\$0.00	\$0.00	-\$167,042.20	-\$158,690.09	-\$8,352.11
12	CO #007 - Prevailing Wage Violations	(2,220.00)	(2,220.00)	\$0.00		-\$2,220.00	100.00%	\$0.00	\$0.00	-\$2,220.00	-\$2,109.00	-\$111.00
13	CO #08 - LD's	(102,000.00)	-	-\$102,000.00		-\$102,000.00	100%	\$0.00	\$0.00	-\$102,000.00	\$0.00	-\$102,000.00
	TOTALS	\$26,186,835.48	\$26,288,835.48	-\$102,000.00	\$0.00	\$26,186,835.48	100.00%	\$0.00	✓ \$261,868.35	\$25,924,967.13	\$25,176,612.38	✓ \$748,354.75

Reviewed by: Alonzo Parra
JACOBS, Project Controls Manager
11/01/2022 7:54:38 AM



SURETEC INSURANCE COMPANY

October 26, 2022

El Paso Independent School District
6531 Boeing Dr.
El Paso, TX 79925

RE: Bond No: 4416929
Principal: Urban Associates, Inc.
Project: CSP No. 18-079 Additions & Renovations to Andress High School, El Paso, TX -
Project No. 17.626

To Whom It May Concern:

SureTec Insurance Company, surety on the captioned project, and conditioned on the Contractor having satisfied to Owner that all contractual conditions relating to reduction of retainage have been satisfied by Contractor, hereby approves the reduction in or partial release of retainage to the Contractor as follows:

Retainage in the amount of \$748,354.75 is hereby released.

This is hereby approved in accordance with the executed Letter of Directive, a copy of which is attached.

Sincerely,

A handwritten signature in black ink, appearing to be "John M. Rindt", written over a horizontal line.

SureTec Insurance Company
John M. Rindt, Attorney-in-Fact

**CONSENT OF SURETY
TO REDUCTION IN OR
PARTIAL RELEASE OF RETAINAGE**

AIA DOCUMENT G707 A

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☐
OTHER ☐

PROJECT: CSP #18-079 Additions and Renovations to Andress High School
(name, address) 5400 Sun Valley Dr., El Paso, TX 79924

TO (Owner)

El Paso Independent School District
6531 Boeing Dr.
El Paso, TX 79925

ARCHITECT'S PROJECT NO:

CONTRACT FOR: CSP #18-079 Additions and Renovations to
Andress High School

CONTRACT DATE: December 19, 2018

Bond No.: 4416929

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(here insert name and address of Surety as it appears in the bond).

SureTec Insurance Company
2103 CityWest Boulevard, Suite 1300
Houston, TX 77042

, SURETY,

on bond of (here insert name and address of Contractor as it appears in the bond)

Urban Associates Inc.
1400 Geronimo
El Paso, Texas 79925

, CONTRACTOR,

hereby approves the reduction in or partial release of retainage to the Contractor as follows:

Partial release of retainage from five percent (5%) to one percent (1%)

The Surety agrees that such reduction in or partial release of retainage to the Contractor shall not relieve the Surety
of any of its obligations to (here insert name and address of Owner)

El Paso Independent School District
6531 Boeing Dr.
El Paso, TX 79925

, OWNER,

as set forth in the said Surety's bond.

IN WITNESS WHEREOF,

the Surety has hereunto set its hand this 26th

day of October, 2022

SureTec Insurance Company

Surety

Signature of Authorized Representative

Paul D. Gilcrease, Attorney-in-Fact

Title

Attest:

(Seal):

S. Fraire,
Account Manager

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

John M. Rindt, Paul D. Gilcrease, Irma Herrada

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided; however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Five Million and 00/100 Dollars (\$5,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

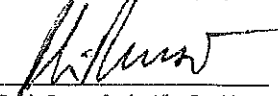
IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 23rd day of March, 2020.

SureTec Insurance Company

By: 
Michael C. Keimig, President



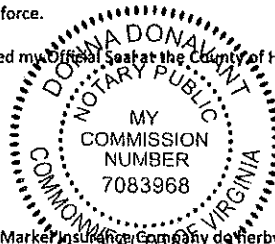
Markel Insurance Company

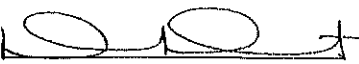
By: 
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 23rd day of March, 2020 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Henrico, the day and year first above written.

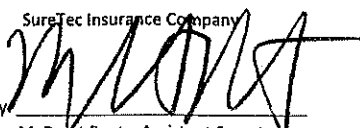


By: 
Donna Donavant, Notary Public
My commission expires 1/31/2023

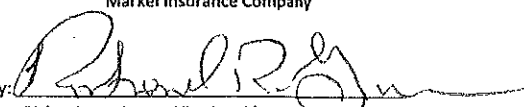
We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 26th day of October, 2022.

SureTec Insurance Company

By: 
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: 
Richard R. Grinnan, Vice President and Secretary

September 23, 2022

El Paso Independent School District (EPISD) - 2016 Bond Program

Re: EPISD - 626 Andress High School
Project Closeout

This letter is an official notice that Campos Engineering has completed Construction Phase of Commissioning Services for the EPISD - Andress High School.

All deficiencies observed and noted on the Corrective Action Report have been corrected and this phase of the project has been verified to be installed per the construction documents.

Respectfully submitted,
CAMPOS ENGINEERING, INC.



Marcus Rodriguez, PE
NEBB Certified Professional
Project Manager

Insert Project Title

CSP No.

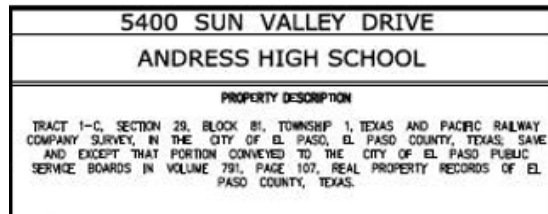
Project No.

OPERATIONS
Facilities & Construction

New Project Fact Sheet

Project Identification:

Name: Andress High School
Fund Designation: 689X 2016 Bond Fund
CSP No.: 18-079 Additions and Renovations to Andress High School
Project No.: 17.626
Funding Source: 689.81.6624.932.99.100.626
Address: EPISD Office Address: 6531 Boeing Drive, El Paso, TX 79925
School Address: 5400 Sun Valley Dr., El Paso, TX 79936
Legal Description:



Board Member District: District 5

Scope of Work:

Andress High School in far north east El Paso, serving the Sun Valley neighborhood. The five main academic buildings received a new hydronic cooling system and the grounds were landscaped to create a collage- ERO is using the allowable re-development rights under FEMA regulations to add a new 34,567 gsf field house and a 45,786 gsf, 500-seat auditorium performing arts center which accommodates theater, music, dance and other forms of performance.

General Information:

Construction Budget: \$23,300,000.00
Architect/Engineer: Octavio Cantu, AIA
EPISD Project Manager: Mauricio A.Chavez, Jr.
Contractor: Urban Contractors, Inc.
Advertisement Date: August 03, 2018 and August 10, 2018
Date of Proposal: September 14, 2018
Board Approval: January 25, 2019
Construction Start: January 29, 2019
Scheduled Contract End: November 29, 2021
Current Status: Performing Arts Center - Pending Board Approval
Construction Duration: 600 Calendar Days



EL PASO
INDEPENDENT
SCHOOL DISTRICT

Facilities & Construction