

**AIA**[®]**Document G704[®] – 2017****Certificate of Substantial Completion**

PROJECT: <i>(name and address)</i> City of Port Lavaca City Hall Master Plan Phase 4: Security Upgrades & Interior Renovations 202 N. Virginia Port Lavaca, TX 77979	CONTRACT INFORMATION: Contract For: General Construction Date: September 8, 2025	CERTIFICATE INFORMATION: Certificate Number: 001 Date: July 17, 2026
OWNER: <i>(name and address)</i> City of Port Lavaca 202 N. Virginia Port Lavaca, TX 77979	ARCHITECT: <i>(name and address)</i> Rawley McCoy & Associates, PLLC 311 E. Constitution St., Suite 210 Victoria, TX 77901	CONTRACTOR: <i>(name and address)</i> Lauger Companies, Inc. 36 Enterprise Drive Victoria, TX 77905

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.)

Rawley McCoy &
Associates, PLLC

ARCHITECT *(Firm Name)*

SIGNATURE

William Berger, Managing
Principal

PRINTED NAME AND TITLE

7/8/2026

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 "Punch List"

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 () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$3,013.18

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:

Lauger Companies, Inc.

CONTRACTOR *(Firm Name)*

SIGNATURE

Corbin Lauger, Vice-
President

PRINTED NAME AND TITLE

7-20-2026

DATE

LUIS DELAGAZA

Jack Whitlow, Mayor - City
of Port Lavaca

PRINTED NAME AND TITLE

7/23/26

DATE

City of Port Lavaca

OWNER *(Firm Name)*

SIGNATURE

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User Notes:

(3B9ADA52)



Lauger Companies Inc.
36 Enterprise Drive
Victoria, Texas 77905
United States
361-576-0003

Printed on Wed Jul 8, 2026 at 10:07 pm CDT

Job #: 251000 City of Pt Lavaca City Hall Master Plan Renovation
202 N. Virginia St.
Port Lavaca Texas. 77979

Punch Items for 251000 - City of Pt Lavaca City Hall Master Plan Renovation

23 Items

#35: Adjust all door stops so they don't lock the doors when the doors open.

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

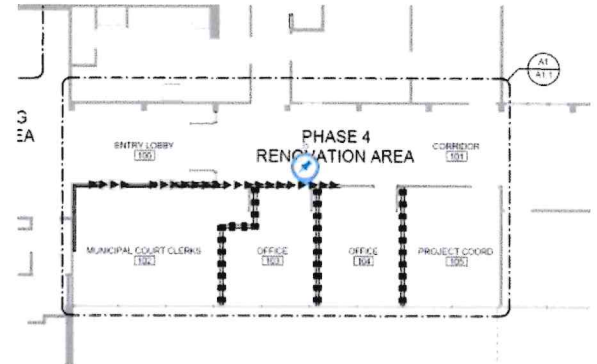
Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#36: Adjust ceiling tile to sit flush

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#37: Door pull too tight. Loosen up all door closers

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#38: Replace damaged ceiling tile

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

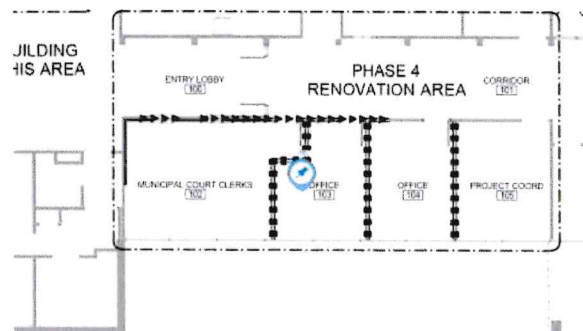
Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



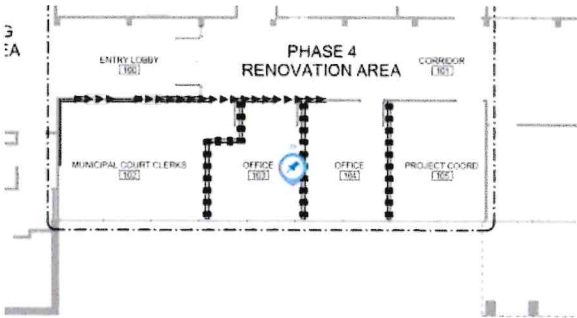
Drawing G1.2: OVERALL BUILDING PLAN Rev.0

Description:



#39: Replace damaged ceiling tile

Type: 07.08.26 - OAC Punch List	Location:
Date Created: 07/08/2026	Due Date: 07/17/2026
Priority:	Status: Initiated
Creator: Reid Schiffbauer	Reference:
Punch Item Manager: Reid Schiffbauer	Final Approver: Reid Schiffbauer
Ball in Court: Reid Schiffbauer (Lauger Companies Inc.)	Assignee Name: Trevino, Martin (Lauger Companies Inc.) <i>Work Required</i>
Description:	



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#40: Replace all missing door silencers

Type: 07.08.26 - OAC Punch List	Location:
Date Created: 07/08/2026	Due Date: 07/17/2026
Priority:	Status: Initiated
Creator: Reid Schiffbauer	Reference:
Punch Item Manager: Reid Schiffbauer	Final Approver: Reid Schiffbauer
Ball in Court: Reid Schiffbauer (Lauger Companies Inc.)	Assignee Name: Trevino, Martin (Lauger Companies Inc.) <i>Work Required</i>



Drawing G1.2: OVERALL BUILDING PLAN Rev.0

Description:



#41: Adjust ceiling tile to sit flush

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#42: Caulk bottom of door frames with white caulk

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#43: Reinstall existing exit light

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Work Required

Creator:
Reid Schiffbauer

Reference:

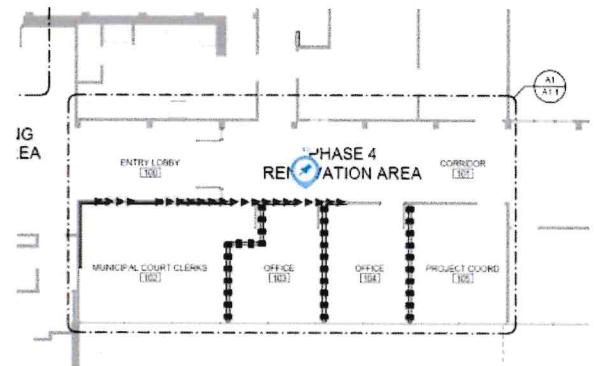
Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

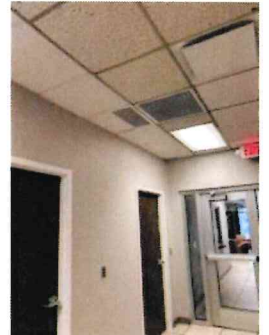
Ball in Court:
Zac Riehs (Skookum Electric LLC)

Assignee Name:
Riehs, Zac (Skookum Electric LLC)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#44: Install missing door

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0

Description:

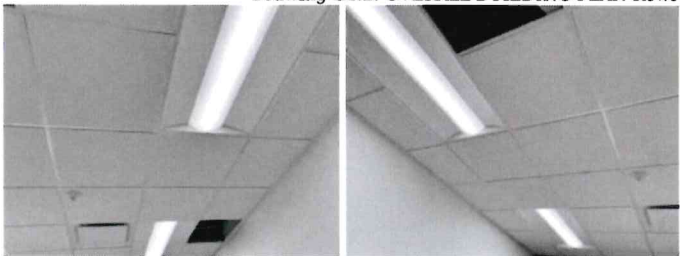


#45: Adjust ceiling tile to sit flush

Type: 07.08.26 - OAC Punch List	Location:
Date Created: 07/08/2026	Due Date: 07/17/2026
Priority:	Status: Initiated
Creator: Reid Schiffbauer	Reference:
Punch Item Manager: Reid Schiffbauer	Final Approver: Reid Schiffbauer
Ball in Court: Reid Schiffbauer (Lauger Companies Inc.)	Assignee Name: Trevino, Martin (Lauger Companies Inc.) <i>Work Required</i>
Description:	

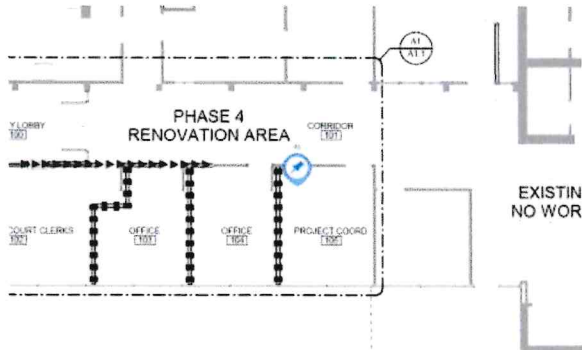


Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#46: Clean or Replace damaged ceiling tile

Type: 07.08.26 - OAC Punch List	Location:
Date Created: 07/08/2026	Due Date: 07/17/2026
Priority:	Status: Initiated
Creator: Reid Schiffbauer	Reference:
Punch Item Manager: Reid Schiffbauer	Final Approver: Reid Schiffbauer
Ball in Court: Reid Schiffbauer (Lauger Companies Inc.)	Assignee Name: Trevino, Martin (Lauger Companies Inc.) <i>Work Required</i>
Description:	



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#47: General note- sweep bugs and debris off floor

Type:
07.08.26 - OAC Punch List

Date Created:
07/08/2026

Priority:

Creator:
Reid Schiffbauer

Punch Item Manager:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Description:

Location:

Due Date:
07/17/2026

Status:
Initiated

Reference:

Final Approver:
Reid Schiffbauer

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#48: Remove paint on floor

Type:
07.08.26 - OAC Punch List

Date Created:
07/08/2026

Priority:

Creator:
Reid Schiffbauer

Punch Item Manager:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Location:

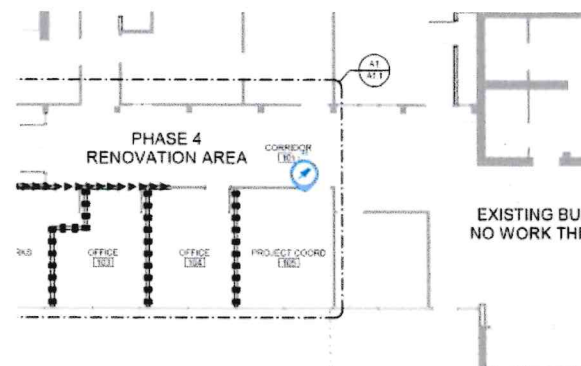
Due Date:
07/17/2026

Status:
Initiated

Reference:

Final Approver:
Reid Schiffbauer

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0

Description:



#49: Adjust ceiling tile to sit flush

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#50: touch up paint or clean smudges

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

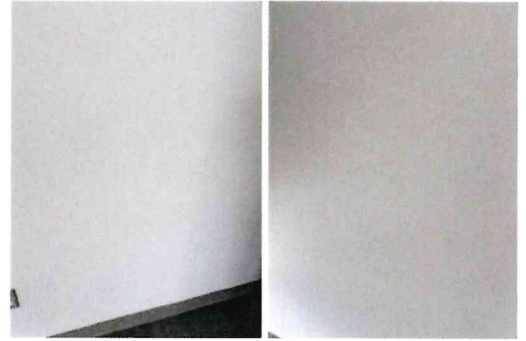
Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#51: touch up paint on door frames

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

Reference:

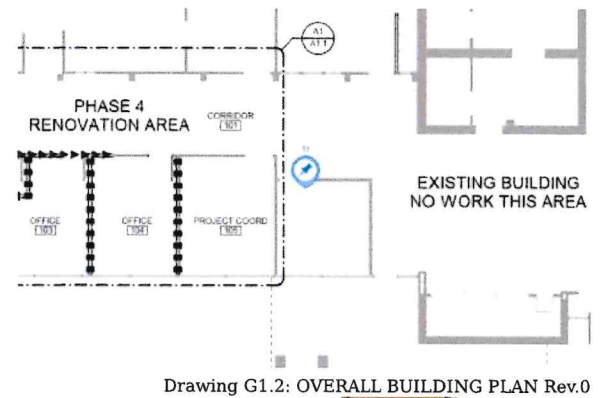
Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required

Description:



#52: Install new PLAM door

Type:
07.08.26 - OAC Punch List

Location:

Date Created:
07/08/2026

Due Date:
07/17/2026

Priority:

Status:
Initiated

Creator:
Reid Schiffbauer

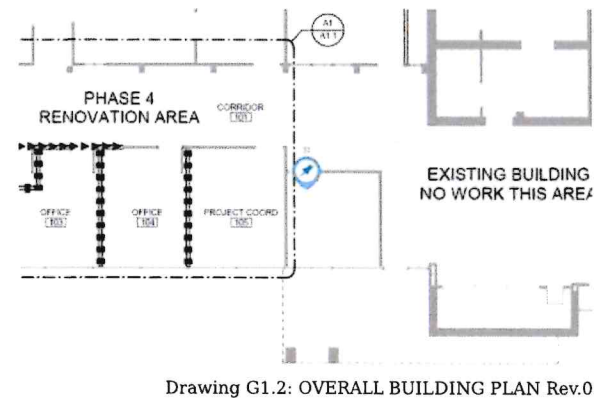
Reference:

Punch Item Manager:
Reid Schiffbauer

Final Approver:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0

Description:



#53: Replace base corner to match others

Type:
07.08.26 - OAC Punch List

Date Created:
07/08/2026

Priority:

Creator:
Reid Schiffbauer

Punch Item Manager:
Reid Schiffbauer

Ball in Court:
Kelly Cannady (Jung Tile Services, Inc.)

Description:

Location:

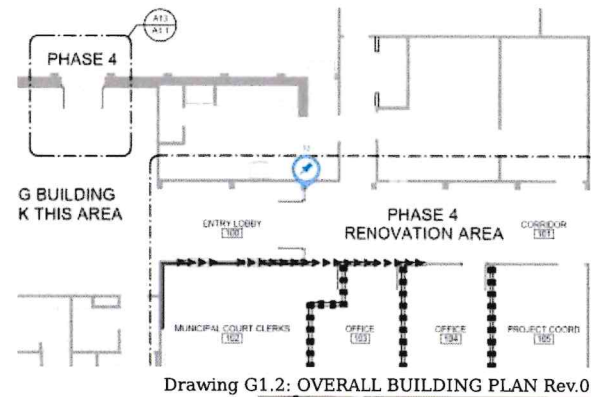
Due Date:
07/17/2026

Status:
Work Required

Reference:

Final Approver:
Reid Schiffbauer

Assignee Name:
Cannady, Kelly (Jung Tile Services, Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#54: Clean smudge on door

Type:
07.08.26 - OAC Punch List

Date Created:
07/08/2026

Priority:

Creator:
Reid Schiffbauer

Punch Item Manager:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Description:

Location:

Due Date:
07/17/2026

Status:
Initiated

Reference:

Final Approver:
Reid Schiffbauer

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#55: Clean smudges on glass

Type:
07.08.26 - OAC Punch List

Date Created:
07/08/2026

Priority:

Creator:
Reid Schiffbauer

Punch Item Manager:
Reid Schiffbauer

Ball in Court:
Reid Schiffbauer (Lauger Companies Inc.)

Description:

Location:

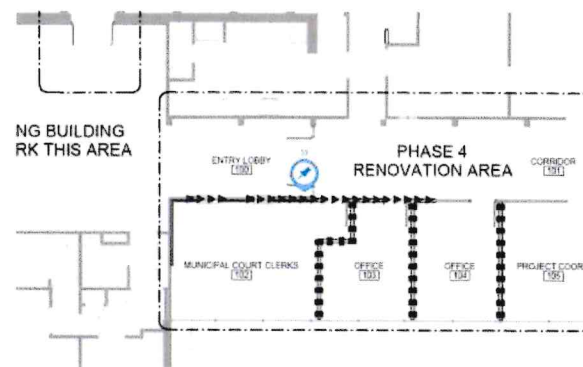
Due Date:
07/17/2026

Status:
Initiated

Reference:

Final Approver:
Reid Schiffbauer

Assignee Name:
Trevino, Martin (Lauger Companies Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0



#56: Recaulk window jamb

Type:
07.08.26 - OAC Punch List

Date Created:
07/08/2026

Priority:

Creator:
Reid Schiffbauer

Punch Item Manager:
Reid Schiffbauer

Ball in Court:
David Seale (Mitchell Glass Company, Inc.)

Location:

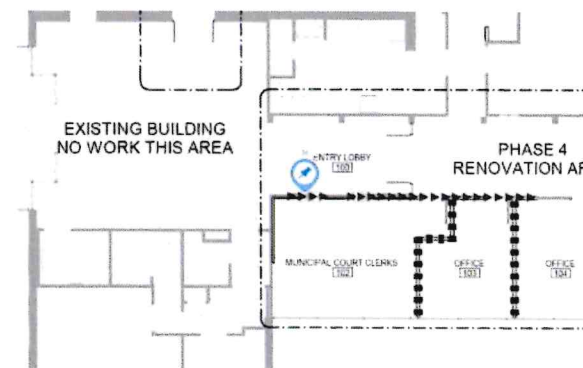
Due Date:
07/17/2026

Status:
Work Required

Reference:

Final Approver:
Reid Schiffbauer

Assignee Name:
Seale, David (Mitchell Glass Company, Inc.)
Work Required



Drawing G1.2: OVERALL BUILDING PLAN Rev.0

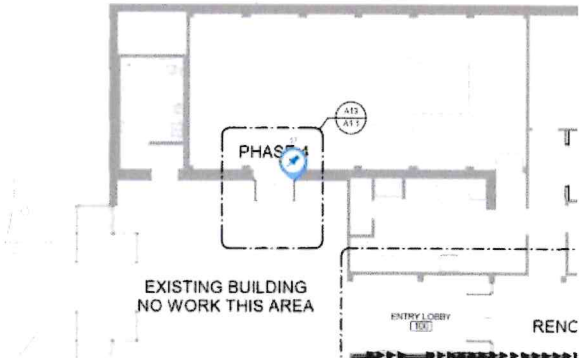
Description:



#57: Clean smudges on door

Type:	Location:
07.08.26 - OAC Punch List	
Date Created:	Due Date:
07/08/2026	07/17/2026
Priority:	Status:
	Initiated
Creator:	Reference:
Reid Schiffbauer	
Punch Item Manager:	Final Approver:
Reid Schiffbauer	Reid Schiffbauer
Ball in Court:	Assignee Name:
Reid Schiffbauer (Lauger Companies Inc.)	Trevino, Martin (Lauger Companies Inc.)
	Work Required

Description:



Drawing G1.2: OVERALL BUILDING PLAN Rev.0

