

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: (name and address) HCSB/Springstead H.S. Bldgs. 7, 8, & 9 3300 Mariner Boulevard Spring Hill, Florida 34609	CONTRACT INFORMATION: Contract For: Roof and Mechanical Equipment Replacement Date: March 10 th , 2022	CERTIFICATE INFORMATION: Certificate Number: 001 Date: July 17th, 2024
OWNER: (name and address) Hernando County School District 8008 Mobley Road Brooksville, Florida 34601	ARCHITECT: (name and address) A/R/C Associates, Incorporated 601 North Fern Creek Avenue, Suite 100 Orlando, Florida 32803-4899	CONTRACTOR: (name and address) Ryman Roofing, Incorporated 36413 State Road 54 Zephyrhills, Florida 33541

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, which is substantially complete.)
See attached Site Visit No. 18 from A/R/C and Matern Report dated July 9th, 2024.

A/R/C Associates,
Incorporated

ARCHITECT (Firm Name)

AR0007684
SIGNATURE

Joseph J. Williams, AIA,
Florida Registration
No. 7684, President

PRINTED NAME AND TITLE

July 9th, 2024

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 Site Visit No. 18 from A/R/C and Matern Report dated July 9th, 2024.

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: \$51,352.84 (Balance to Finish from Pay Application No. 07)

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:

Ryman Roofing, Inc.

CONTRACTOR (Firm
Name)

Hernando County School
District

OWNER (Firm Name)

SIGNATURE

SIGNATURE

Kevin L. Ryman - President 7/18/24

PRINTED NAME AND TITLE

DATE

Projects Manager

Desmond

PRINTED NAME AND TITLE

DATE

7-15-24

Architecture
Roof Consulting
Construction Technology
AR 0007684



601 North Fern Creek Ave.
Suite 100
Orlando, Florida 32803
(407) 896-7875

Substantial Completion

Project:	Frank W. Springstead High School Roof and Mechanical Equipment Replacement of Buildings 7, 8 and 9	A/R/C Project No.:	21009.00
Client:	Hernando County School District	Site Visit Report No.:	18
Contractor:	Ryman Roofing, Inc.	Date:	2024-07-09
Report By:	Randy Barton, Quality Assurance Representative	Weather:	Rain - 85 °
Present:	Randy Barton, A/R/C Associates Ian Hord, Matern Engineering	Desmond Maner, HCSB Aaron Camacho, Ryman Roofing	

Observations:

1. The purpose for today's onsite inspection is to determine if the contractor is prepared for a Substantial Completion Inspection. Upon observation, it does appear that a Substantial Completion Inspection can be conducted today.
2. There are some issues that are still outstanding which will be noted below.

Punch List Items:

BUILDING 7

1. The roofing and all related sheet metal work is completed in compliance with the contract documents and contract specifications.
2. Ian Hord with Matern Engineering was present today and has issues that will require addressing by the contractor.

BUILDING 8

1. The roofing and all related sheet metal work is now completed in compliance with the contract documents and manufacturer's specifications.
2. There are issues to be addressed to the AC mechanical work. Ian Hord is creating a list for the contractor.

BUILDING 9

1. The roofing is completed properly and in compliance with the contract specifications.
2. There is a section of wood under the condensate pipe block supports that shall be removed and the supports shall be properly adjusted to set onto the roof.
3. The condensate support blocks shall be fully adhered to the roof in compliance with the manufacturer's requirements. Typically, this shall be done on all support blocks.
4. Ian Hord has some issues that require to be addressed.



INSPECTIONS THAT ARE STILL REQUIRED

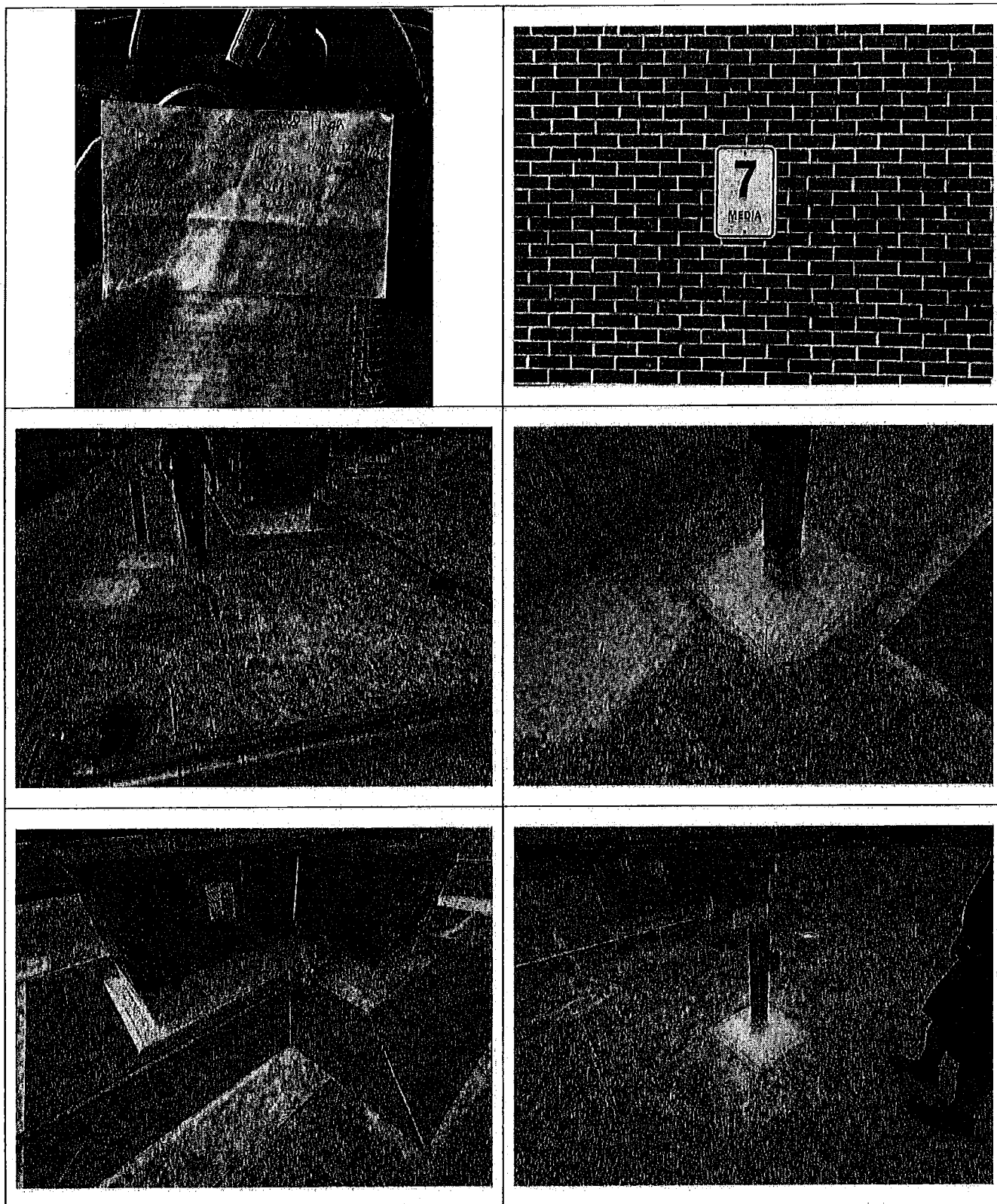
1. M.T. Causley, the third party inspector, still requires an inspection.
2. The manufacturer's representative will be onsite next week to conduct their final inspection.
3. The Fire Marshall will be scheduling to conduct an inspection of the mechanical.
4. The contractor believes they can address the issues found today and request for a final inspection by July 30.

Distribution:

Desmond Maner	maner_d@hcsb.k12.fl.us
Bob Beach	beach_r@hcsb.k12.fl.us
Aaron Camacho	acamacho@rymanconstruction.com
Duane Smith	dsmith@rymanconstruction.com
Kevin Ryman	kevin@rymanconstruction.com
Jayson Stumpf	jstumpf@rymanconstruction.com
Maribel Rodriguez	mrodriguez@rymanconstruction.com
Ian Hord	ihord@matern.net
Tad Rivenbark	trivenbark@matern.net
Tyler Hall	tyler@arc-arc.com
Randy Barton	randy@arc-arc.com

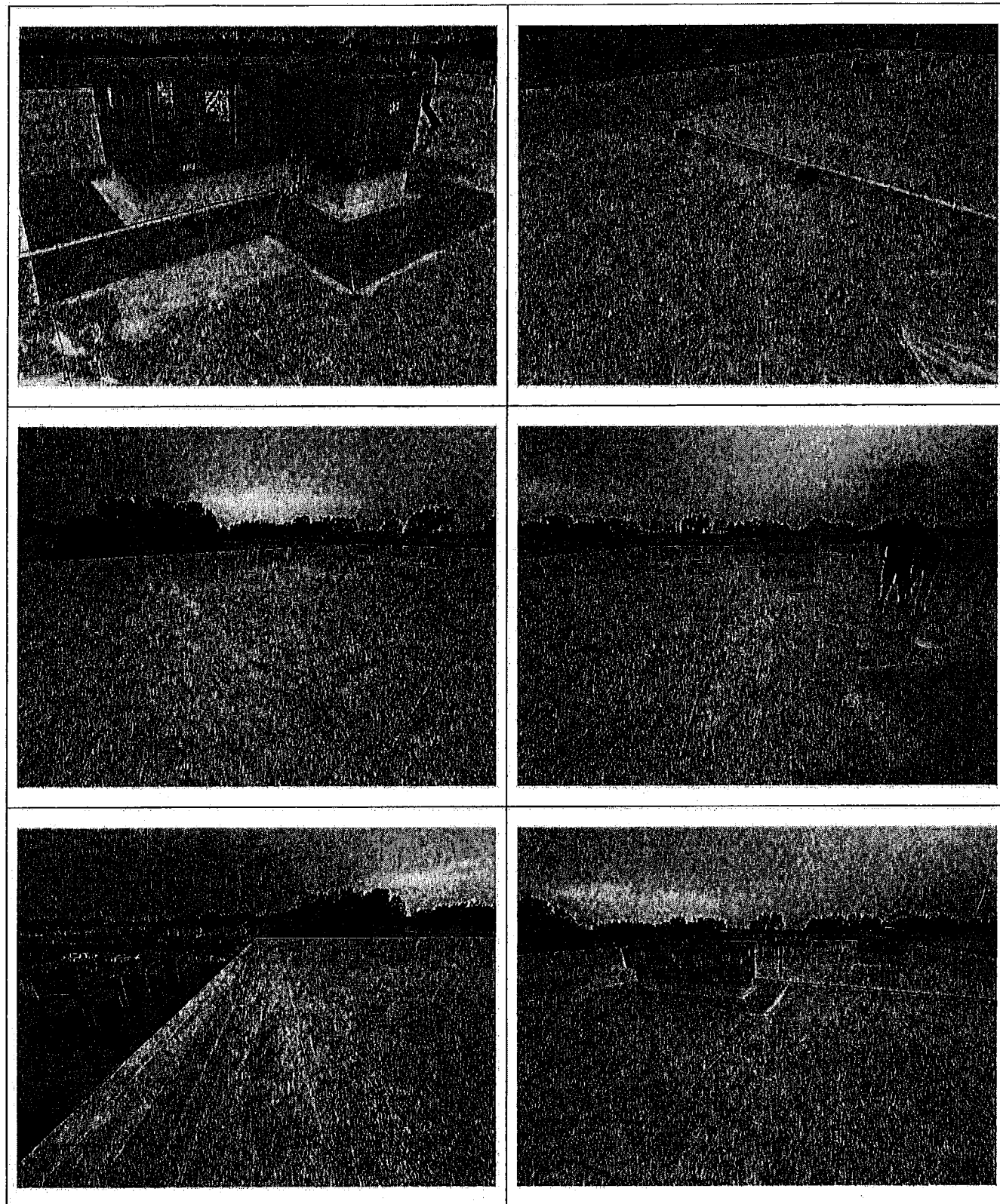


Photographic Documentation



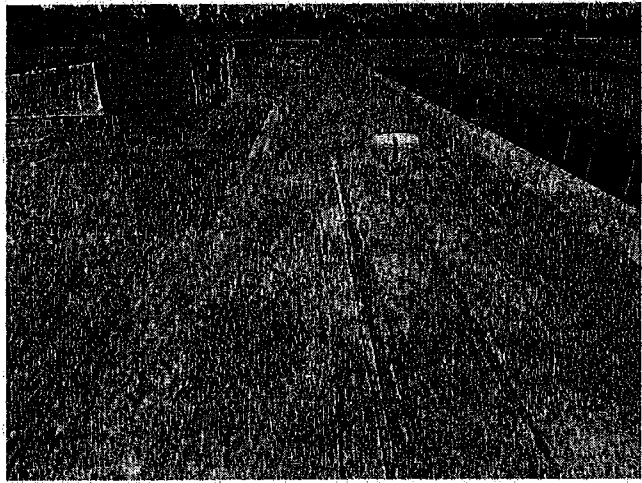
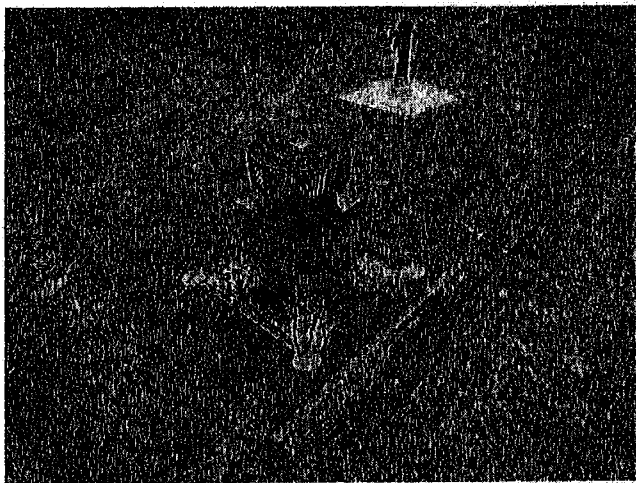
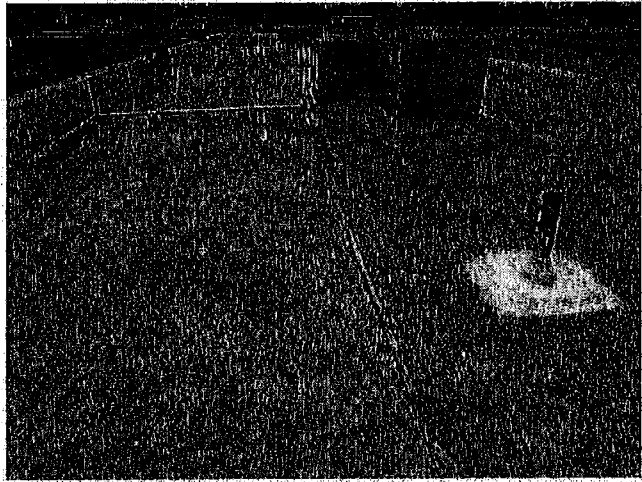
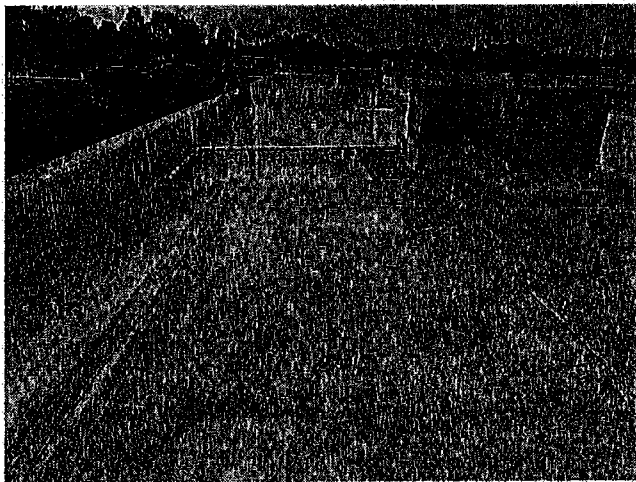
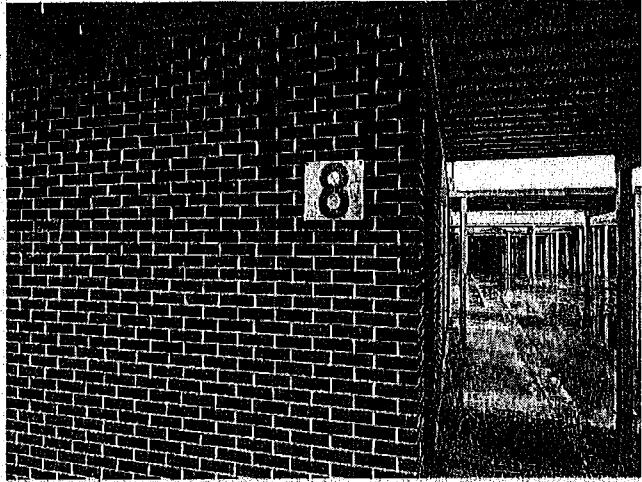


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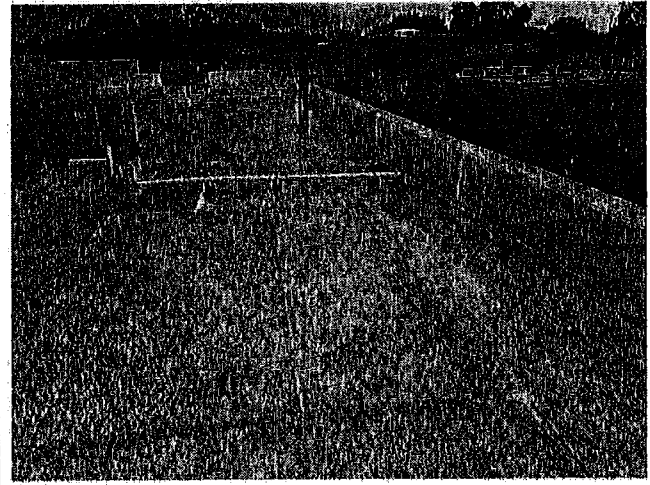
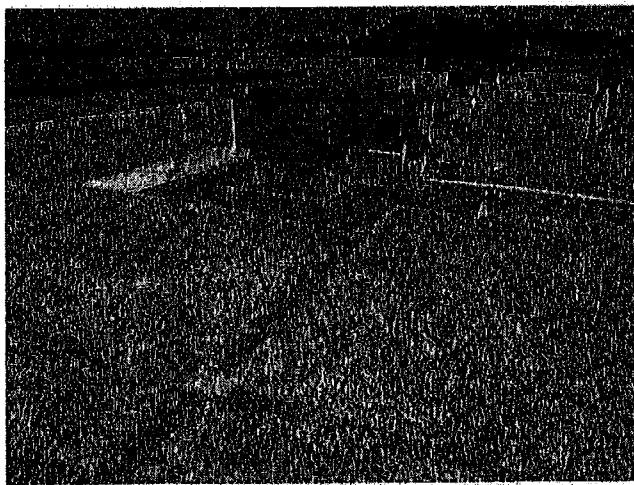
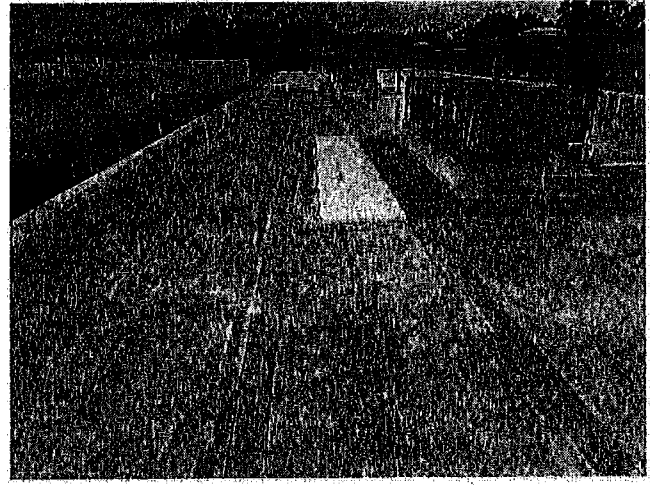
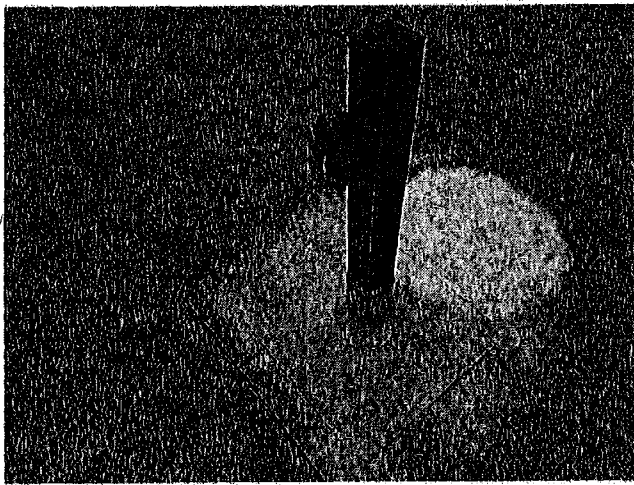
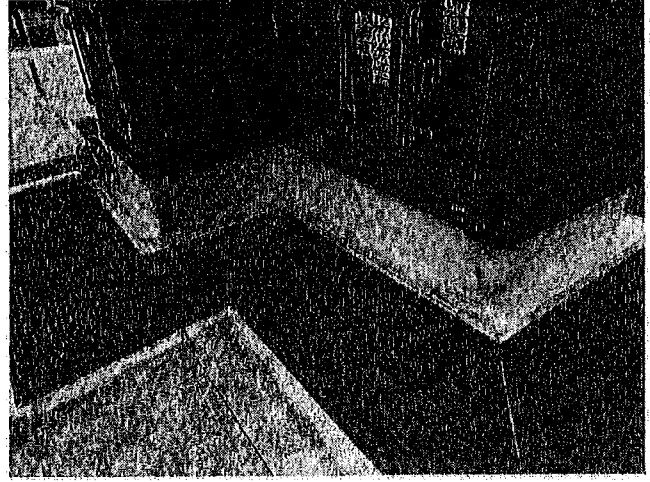
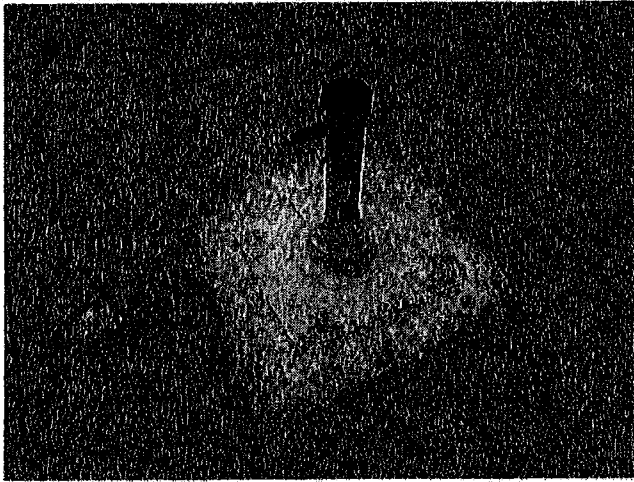


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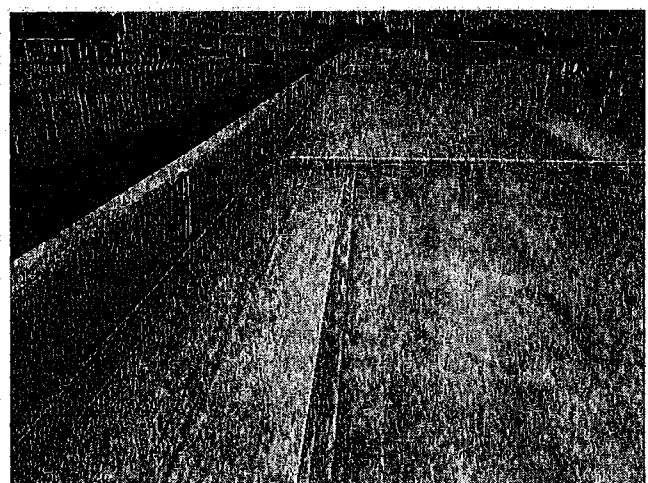
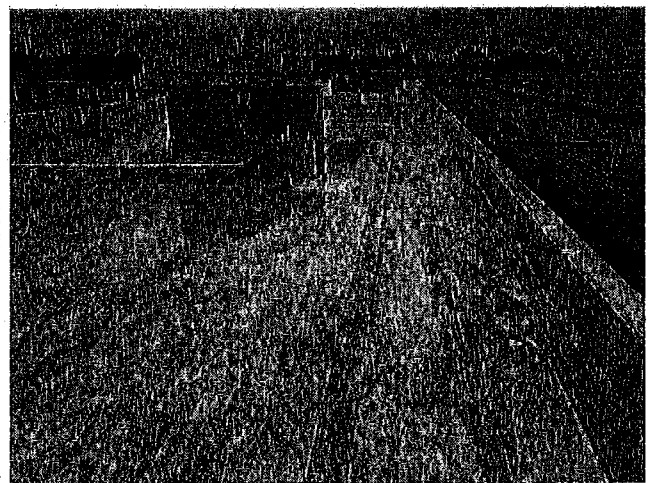
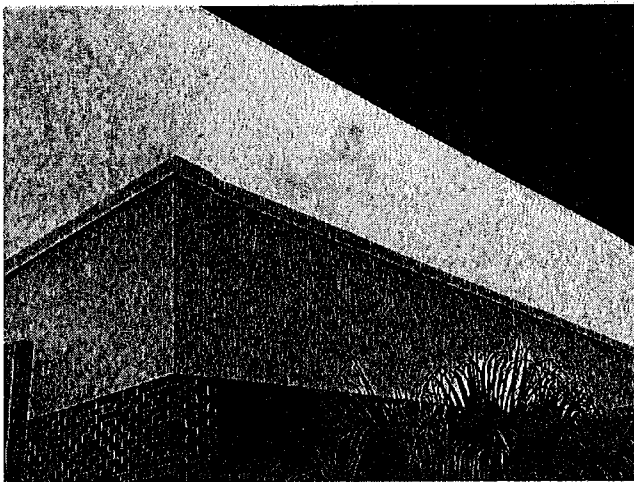
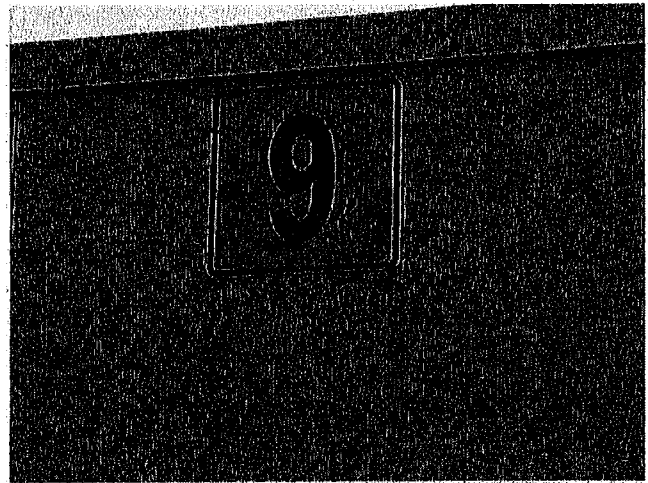
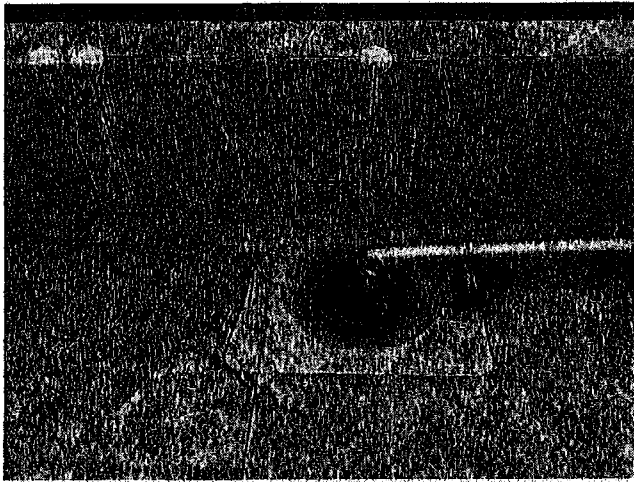


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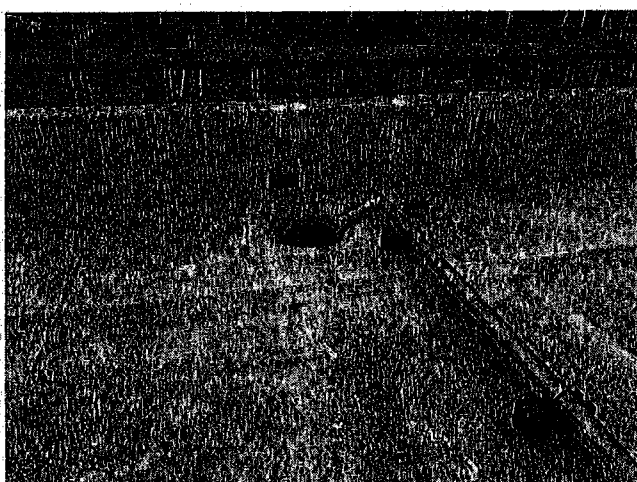
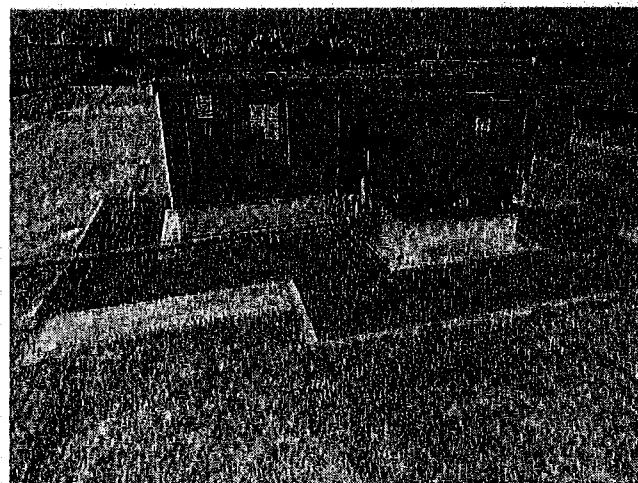
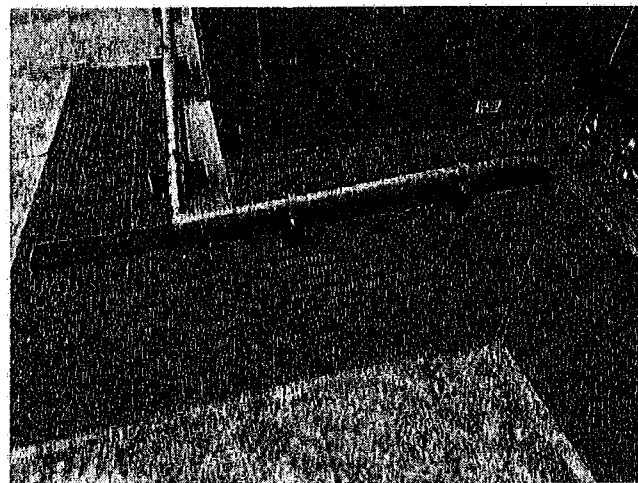
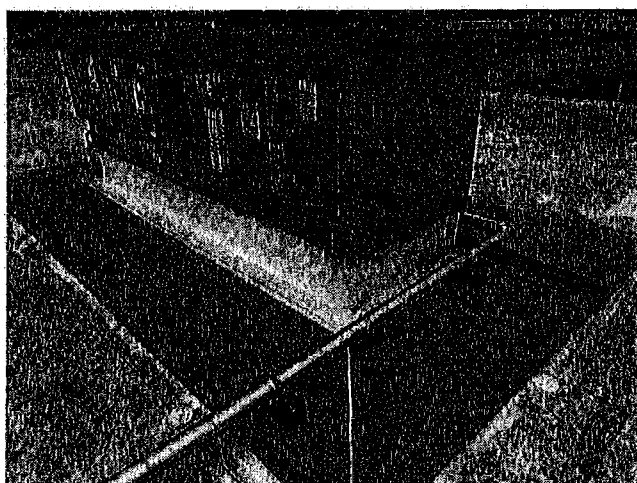


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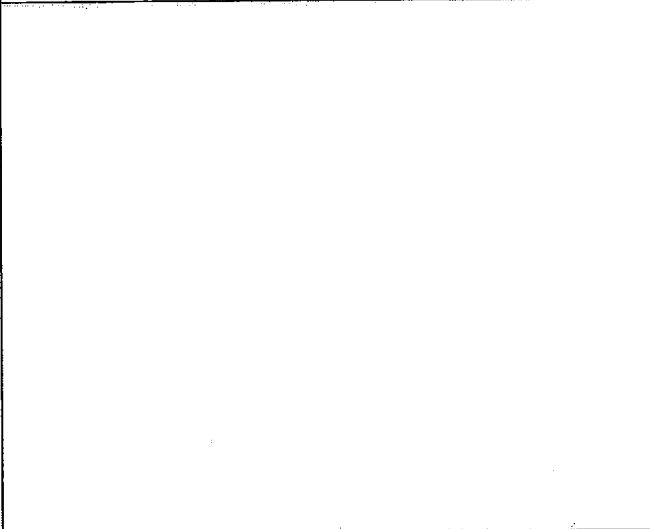
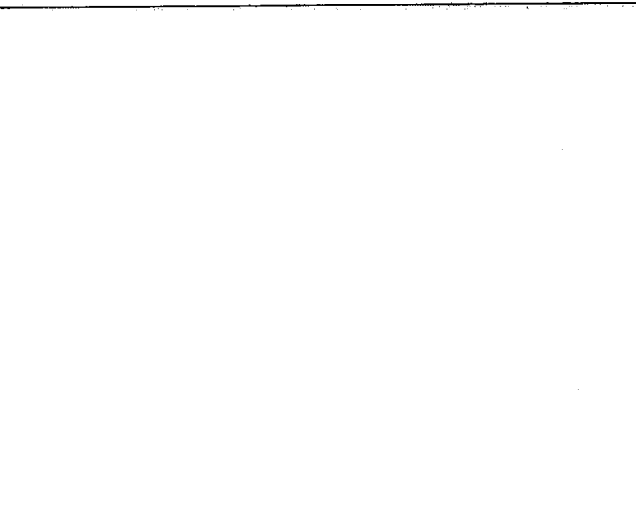
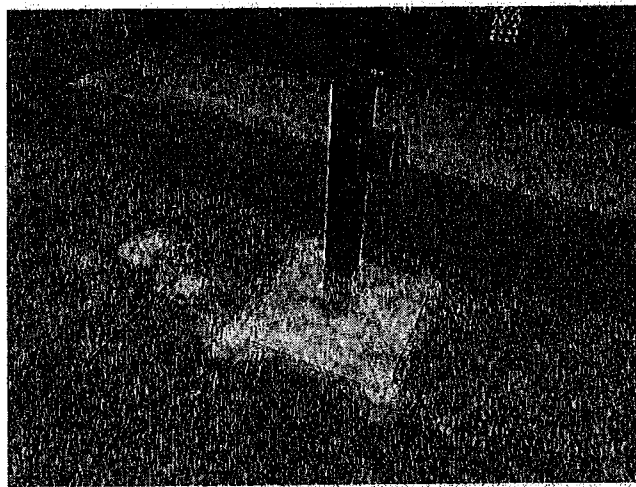
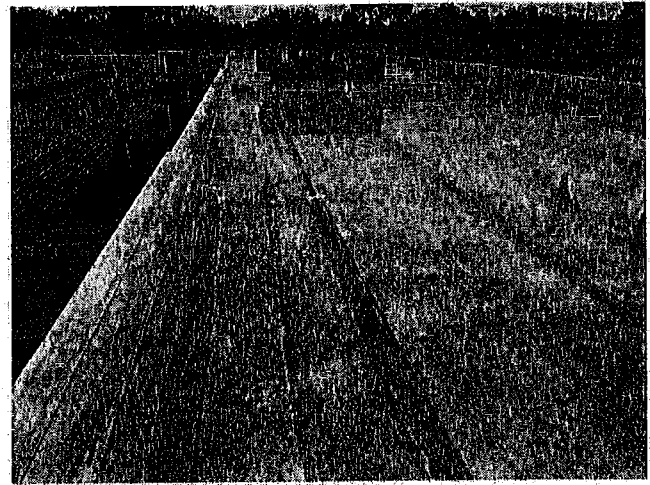
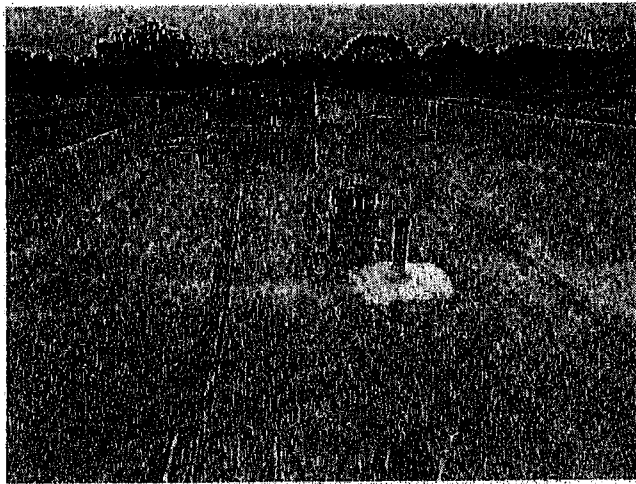


Photographic Documentation





Photographic Documentation



HCPS Springstead HS HVAC Replacement

Prepared by ian hord

Jul 12, 2024

Description

9 tasks in this report.

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#29 Mechanical

Status

Open

Created

Jul 12, 2024 8:07 AM
ihord@matern.net

Sheet

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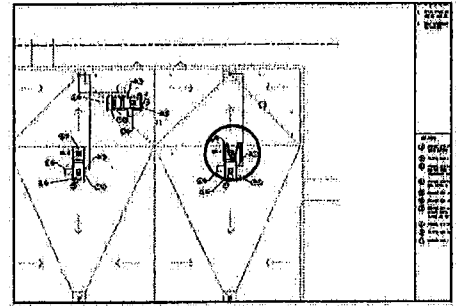
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Last Updated

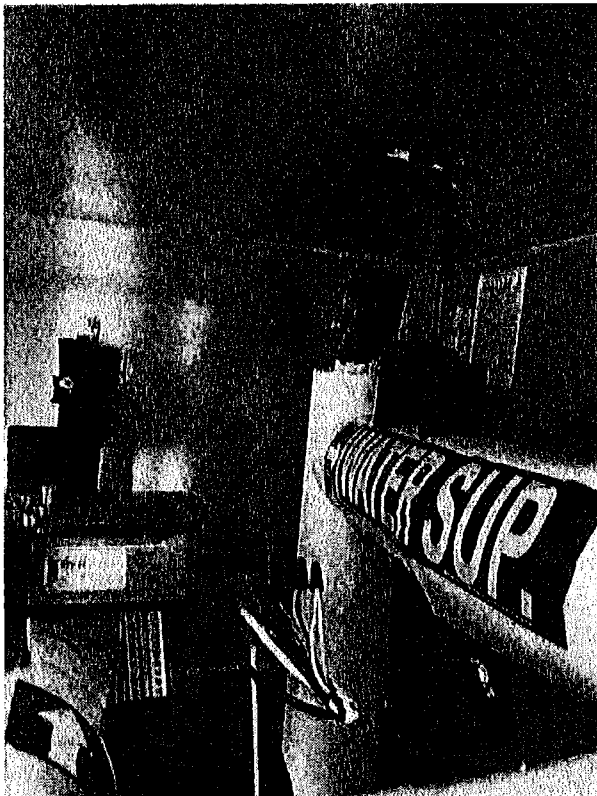
Jul 12, 2024 9:03 AM

Description

1. Repair all Arma flex insulation.
2. Provide handles for ball valves.
3. Provide specified labels general throughout project.



Photos



IMG_3461

Ian hord

Jul 12, 2024 8:08 AM

#28 Mechanical

Status

Open

Created

Jul 9, 2024 3:12 PM
ihord@matern.net

Sheet

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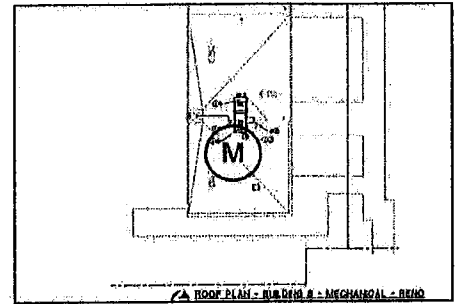
Last Updated

Jul 12, 2024 9:04 AM

Description

1. Label all condensate lines. Typical throughout project.
2. Provide specified labels.
3. Provide equipment labels for all RTUs. Typical throughout project.
4. Coil drains and vent shall be red brass nipples refer to contract documents. Typical for all RTUs.

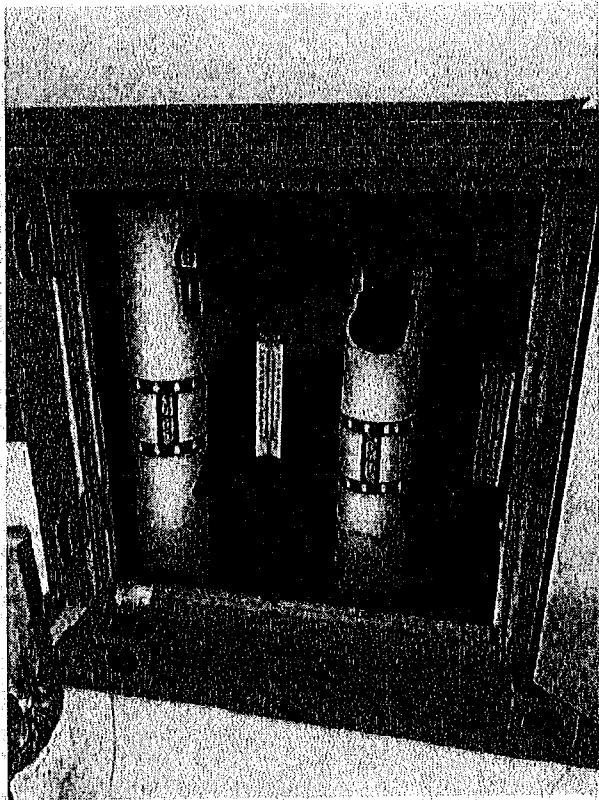
Photos



HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

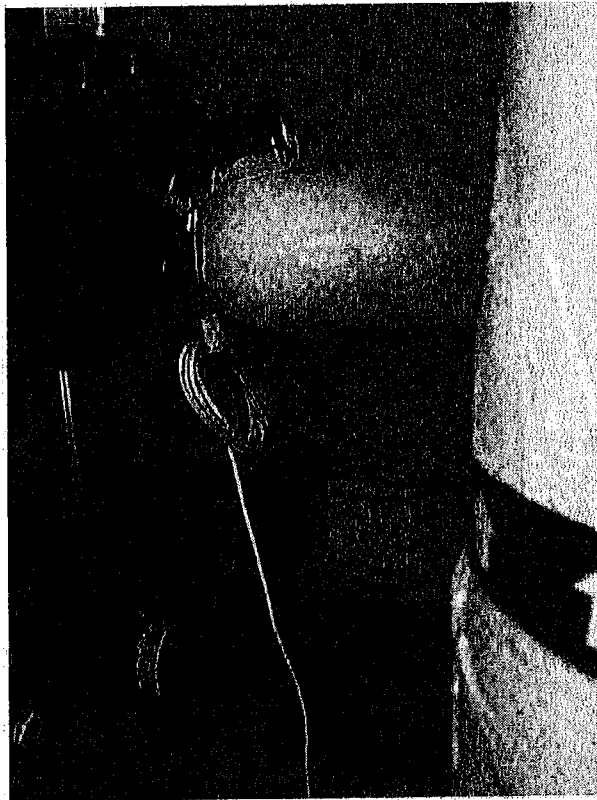
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Jul 9, 2024 3:14 PM



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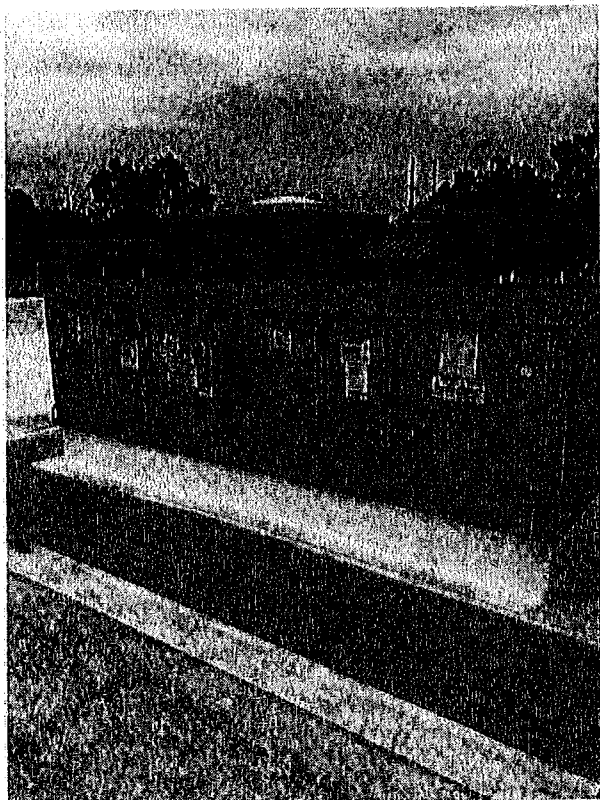
Ian hord

Jul 9, 2024 3:14 PM

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049



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Ian Hord

Jul 9, 2024 3:12 PM



20240709_151246_photo

Ian Hord

Jul 9, 2024 3:12 PM

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049

#27 Mechanical

Status

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Created

Jul 9, 2024 3:10 PM

ihord@matern.net

Sheet

M102

Type

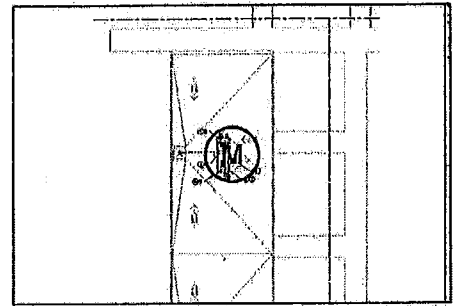
Issue

Last Updated

Jul 12, 2024 7:49 AM

Description

1. Provide label for equipment. Typical for all RTUs.
2. label all condensate lines. Typical throughout project.
3. Condensate trap to have removable cover. Typical throughout project.

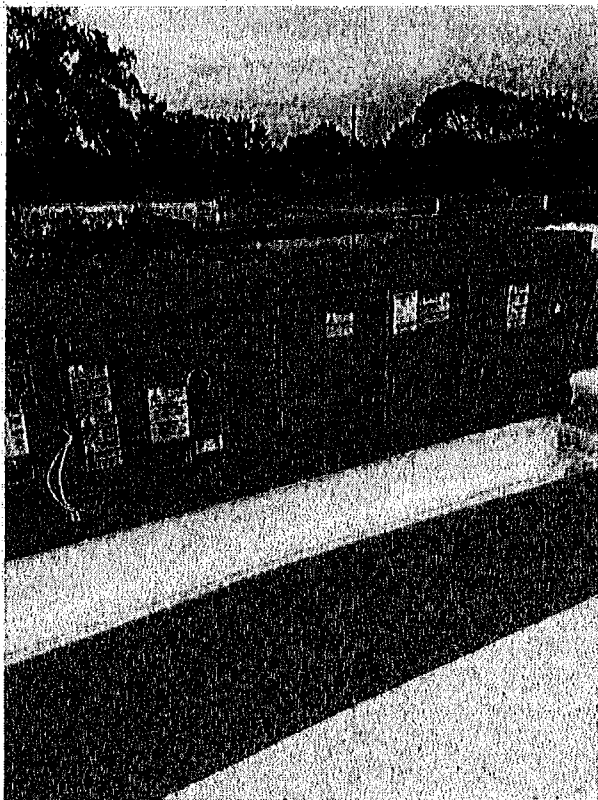


Photos

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

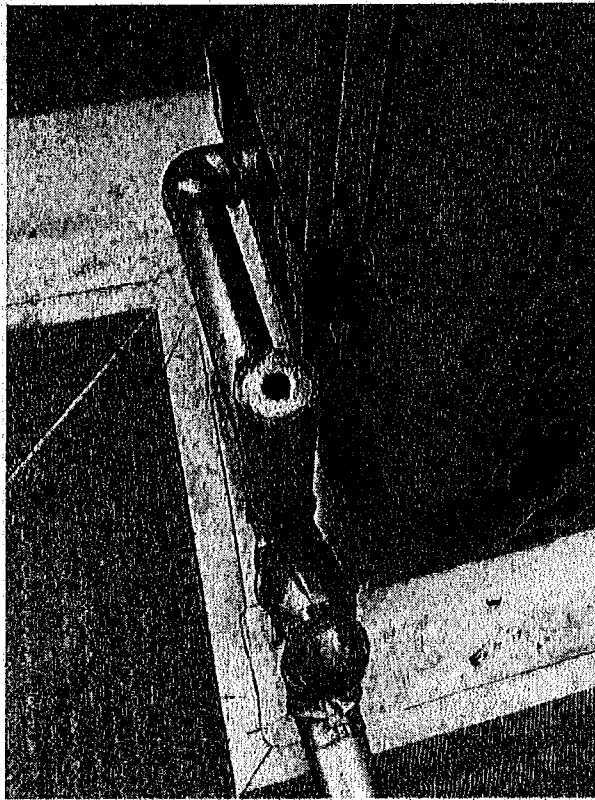
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Jul 9, 2024 3:11 PM



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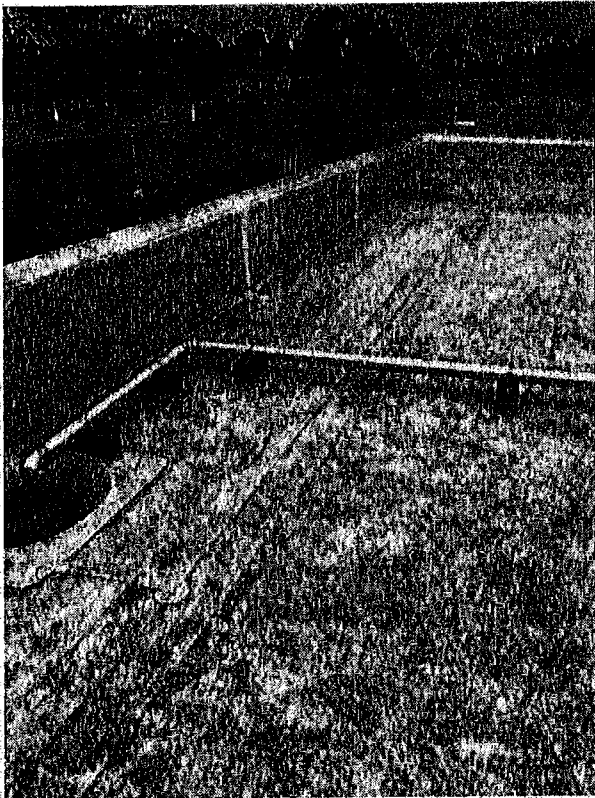
ian hord

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HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049



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Ian hord

Jul 9, 2024 3:10 PM

#26 Mechanical

Status

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ihord@matern.net

Sheet

M102

Type

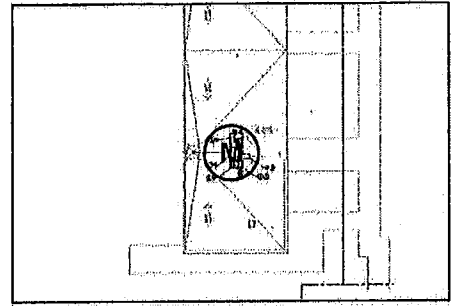
Issue

Last Updated

Jul 12, 2024 9:04 AM

Description

1. Water leaking inside from RTU contractor to investigate and repair.
2. Repair insulation
3. Fab staple and mastic all seams. Typical throughout project.
4. Label all CHW pipes typical throughout project.

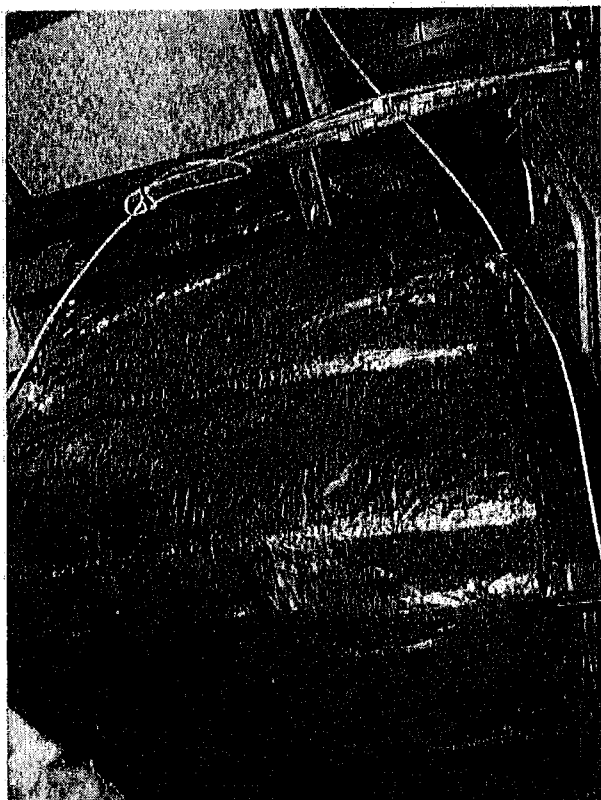


Photos

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049



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Ian hord

Jul 9, 2024 3:06 PM



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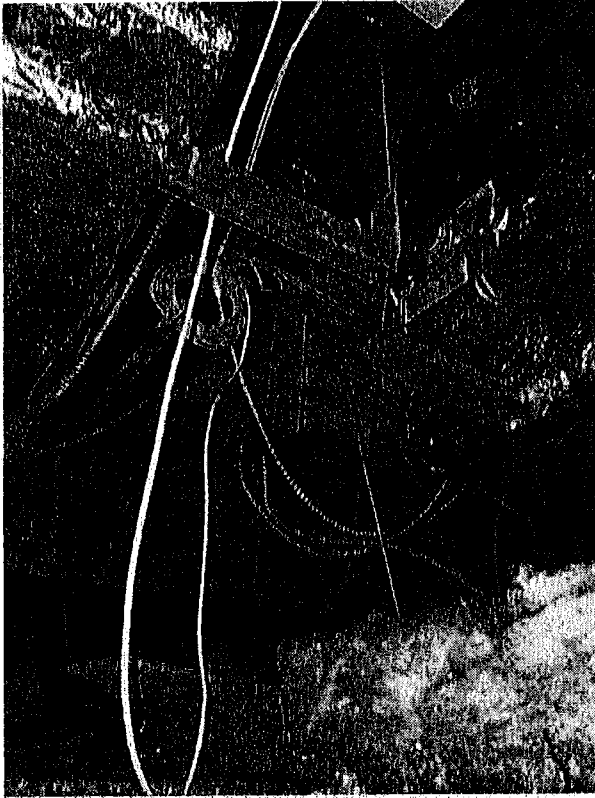
Ian hord

Jul 9, 2024 3:05 PM

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

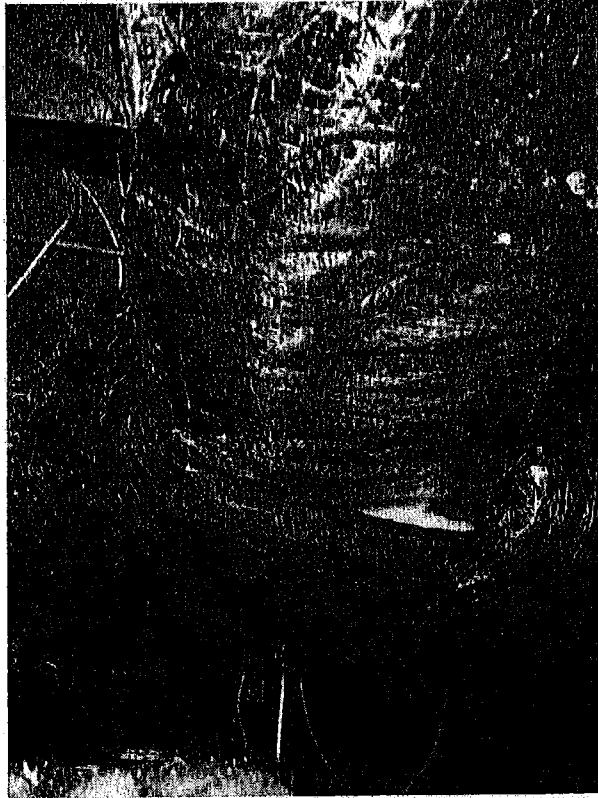
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ian hord

Jul 9, 2024 3:05 PM



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ian hord

Jul 9, 2024 3:05 PM

#25 Mechanical

Status

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Jul 9, 2024 2:58 PM
ihord@matern.net

Sheet

M102

Type

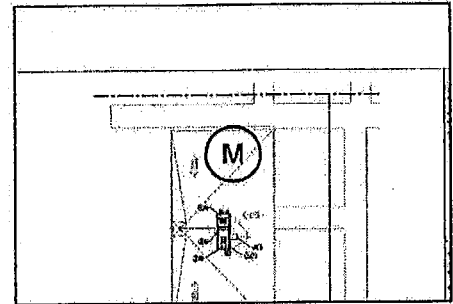
Issue

Last Updated

Jul 12, 2024 9:05 AM

Description

1. Drain over heater to be removed or re routed for accessibility.
2. Provide staples fab and mastic at insulation joints. Typical throughout project.
3. Provide new insulation around smoke detector. Typical throughout project.

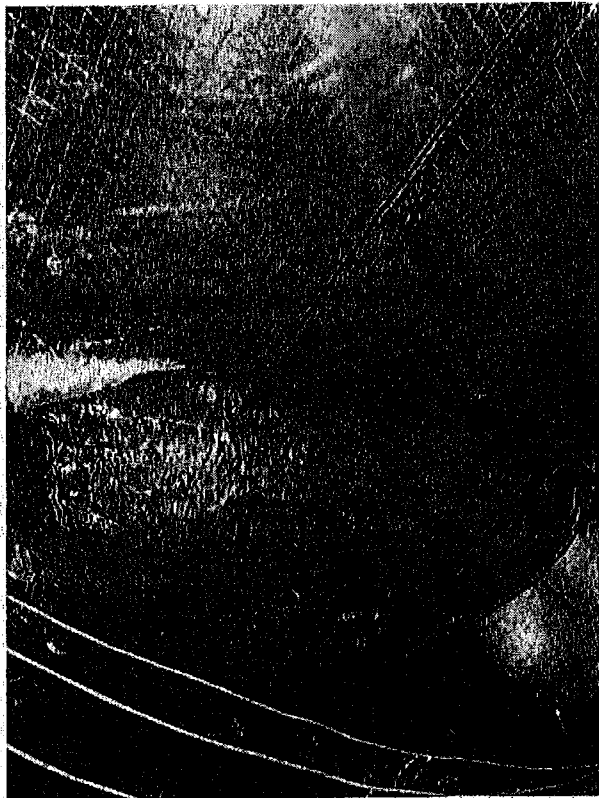


Photos

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

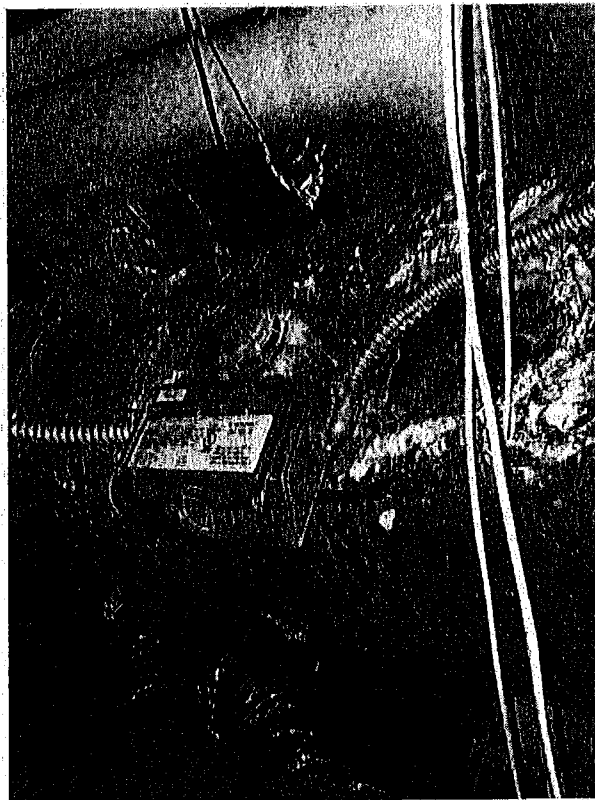
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Ian hord

Jul 9, 2024 2:58 PM



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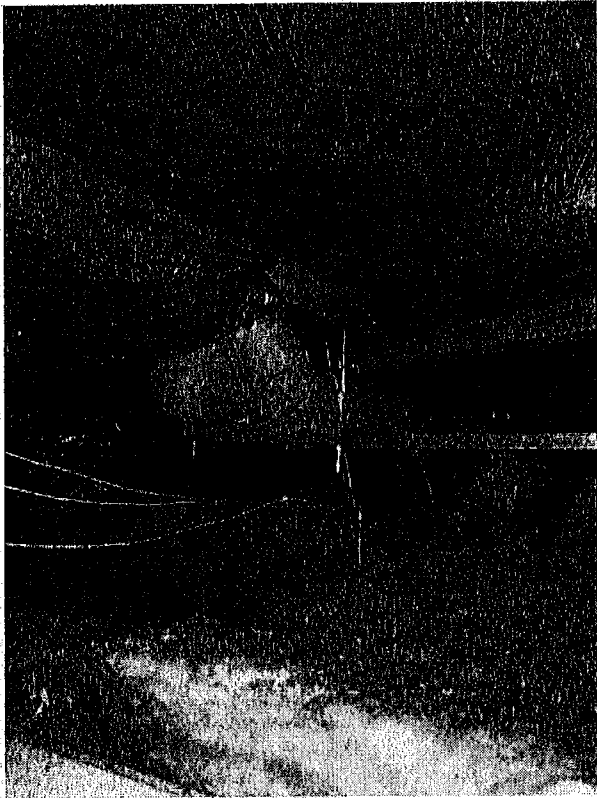
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Jul 9, 2024 2:58 PM

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

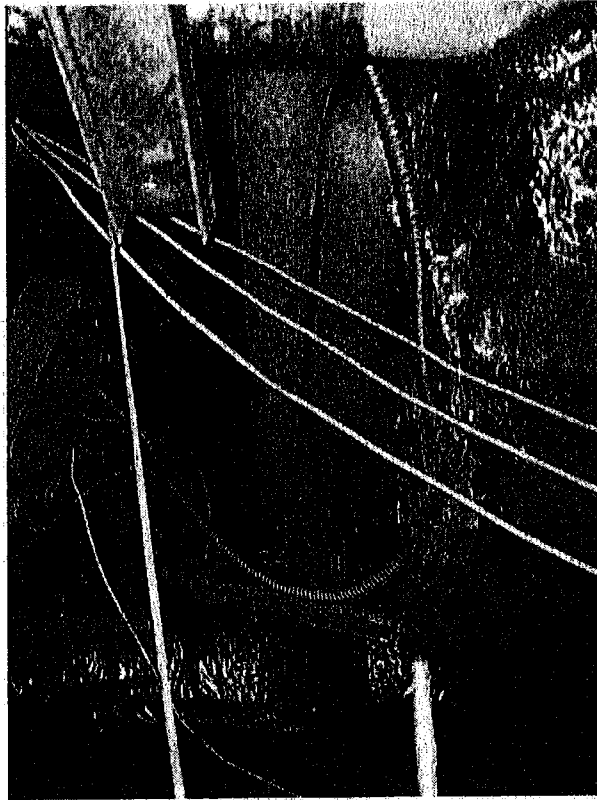
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Ian hord

Jul 9, 2024 2:58 PM



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Ian hord

Jul 9, 2024 2:58 PM

HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049

#23 Mechanical

Status

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ihord@matern.net

Sheet

M101

Type

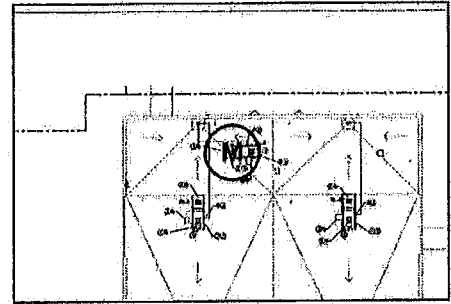
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Last Updated

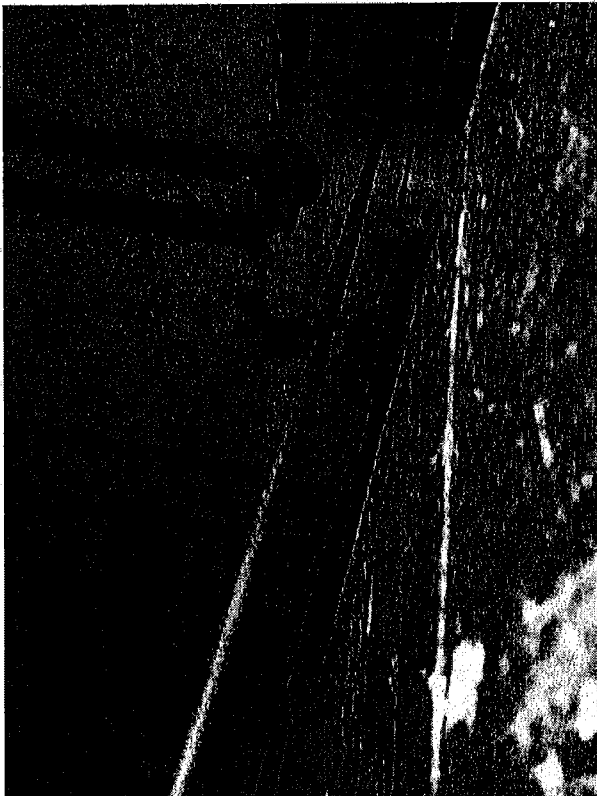
Jul 12, 2024 7:51 AM

Description

Insulation is to be repaired
on CHW piping and hanger
shall not be insulated with
CHW piping.



Photos



20240709_141833_photo

Ian hord

Jul 9, 2024 2:19 PM

#22 Mechanical

Status

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Created

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lhord@matern.net

Sheet

M101

Type

Issue

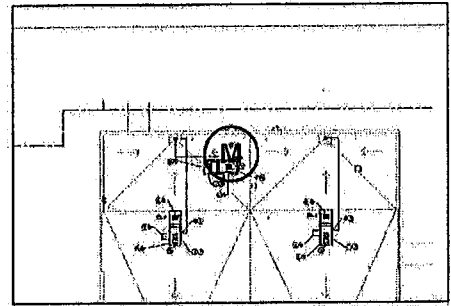
Last Updated

Jul 12, 2024 9:05 AM

Description

1. Provide staples fab and mastic at all insulation joints. Typical throughout project.

2. Provide insulation around smoke detectors.



Photos



20240709_141505_photo
ian hord
Jul 9, 2024 2:18 PM



20240709_141445_photo
ian hord
Jul 9, 2024 2:14 PM

HCPS Springstead HS HVAC Replacement
3300 Mariner Boulevard, Spring Hill, Florida
2021-049

#9 Mechanical

Status

Open

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Mar 30, 2024 10:22 AM
ihord@matern.net

Sheet

M103

Type

Issue

Last Updated

Jul 12, 2024 9:07 AM

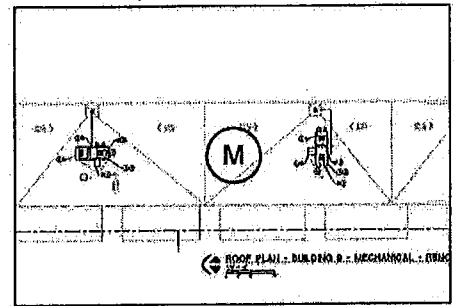
Location

Building 9

Description

1. Contractor to ensure all duct work is sealed with mastic.
2. Insulation joints to be sealed with Fab and mastic.

Photos



HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049



20240330_102252_photo

Ian hord

Mar 30, 2024 10:22 AM

HCPS Springstead HS HVAC Replacement
3300 Mariner Boulevard, Spring Hill, Florida.
2021-049

#5 Mechanical

Status

Open

Created

Mar 30, 2024 9:57 AM
lhord@matern.net

Sheet

M901

Type

Issue

Last Updated

Jul 12, 2024 7:59 AM

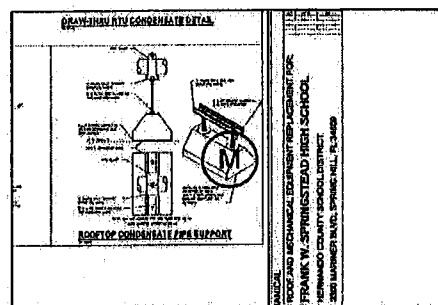
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General

Description

Mount rubber condensate blocks to roof. Typical throughout project.

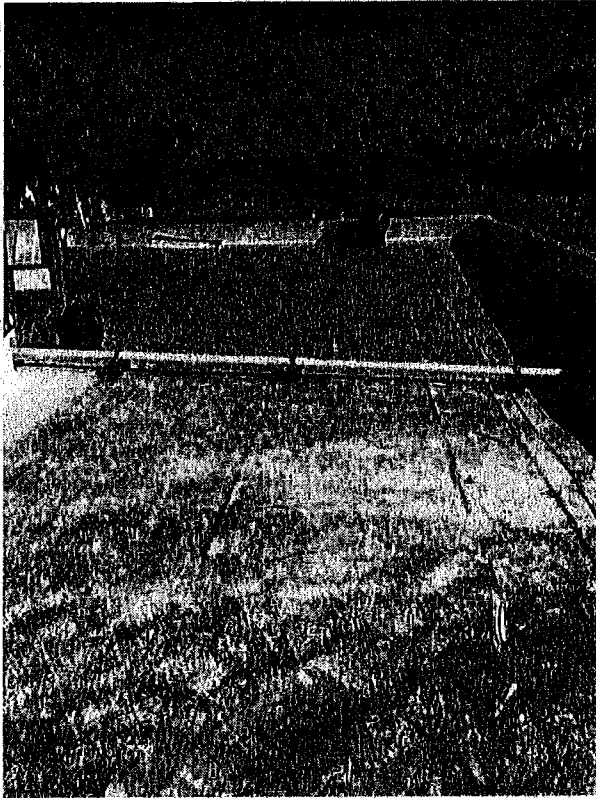
Photos



HCPS Springstead HS HVAC Replacement

3300 Mariner Boulevard, Spring Hill, Florida

2021-049



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Ian hord

Mar 30, 2024 9:58 AM