



**Meeting Date:** March 20, 2025

**Submitted By:** Daniel Brooks  
**Title:** Assistant Superintendent

**Agenda Item:** Consider and take action regarding approving the selection for the design and engineering services for the Districtwide - MEP (Mechanical, Electrical and Plumbing) Package II in Bond 2022.

## CONSENT ITEM

### **RECOMMENDATION:**

It is recommended that the Board approve the selection of the design and engineering services for the Districtwide - MEP (Mechanical, Electrical and Plumbing) Package II in Bond 2022 and that the Board of Trustees delegate the authority to the Superintendent or their designee to execute all contracts and related documents necessary to complete this project. The scope of work includes design and engineering services related to multiple MEP projects remaining in Bond 2022 located at four (4) facilities: Spring Meadows ES, Wagner HS, Woodlake ES and Woodlake Hills MS. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$338,887.50.

### **IMPACT/RATIONALE:**

Allows the district to procure professional services in accordance with Section 44.031 of the Texas Education Code. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$338,887.50. The scope of work includes design and engineering services related to multiple MEP projects remaining in Bond 2022 located at four (4) facilities: Spring Meadows ES, Wagner HS, Woodlake ES and Woodlake Hills MS. The contract will be for a specific project and will expire upon completion of all related services.

### **BOARD ACTION REQUESTED:**

**Approval/Disapproval**



**Date:** March 20, 2025  
**To:** Lynnette Trevino, Director of Purchasing  
**From:** Benjamin S. Mora, Executive Director of Facilities Planning  
**Project:** Districtwide – MEP (Mechanical, Electrical and Plumbing) Package II

The Department of Facilities Planning has found Wallis Engineering Group, Inc. to be a highly qualified firm to provide design and engineering services for the Districtwide – MEP (Mechanical, Electrical and Plumbing) Package II.

- Wallis Engineering Group, Inc.
- Cleary Zimmerman Engineers
- MS2

The scope of work includes design and engineering services related to multiple MEP projects remaining in Bond 2022 located at four (4) facilities, as listed below:

**Districtwide – MEP (Mechanical, Electrical and Plumbing) Package II:**

1. Spring Meadows ES
  - HVAC Controls
2. Wagner HS
  - Generator Replacement
  - HVAC Controls
3. Woodlake ES
  - Boiler Replacement
  - Chiller Replacement
  - HVAC Controls
  - Interior Lighting Upgrade / Parking Lot Lighting
4. Woodlake Hills MS
  - HVAC Controls

<b>Campus</b>	<b>Project Fee</b>
Spring Meadows ES	\$22,250.00
Wagner HS	\$164,000.00
Woodlake ES	\$82,000.00
Woodlake Hills MS	\$54,500.00
Owner Contingency (5%)	\$16,137.50
<b>TOTAL FEE</b>	<b>\$338,887.50</b>

The total estimated cost to procure these design and engineering services is \$338,887.50.

Expenditures will be made from Bond 2022 funds.

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7980 Pat Booker Road • Live Oak, Texas 78233 • (210) 945-5542 • [www.judsonisd.org](http://www.judsonisd.org)



Wallis Engineering Group, Inc. was selected from a pool of engineering firms that submitted to RFQ 23-18 Engineering Services.

The terms of RFQ 23-18 Engineering Services were to commence on or about August 15, 2024, for an initial period of three (3) years with the option, at the district's discretion, for one (1) additional (2) year extension.

The Board of Trustees had previously approved all respondents to RFQ 23-18 Engineering Services, as being qualified on August 15, 2024.

**CC:** Cecilia Davis, Deputy Superintendent of Operations  
Daniel Brooks, Assistant Superintendent of Operations

# Tabulation

## Districtwide – MEP (Mechanical, Electrical and Plumbing) Package II

Vendor	Ranking
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### SUMMARY

Wallis Engineering Group, Inc.	1
Cleary Zimmerman Engineers	2
MS2	3

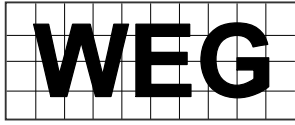
### DEPARTMENT RECOMMENDATION

I have reviewed the submittals for this offering and recommend the following vendor(s) for award:



Benjamin S. Mora  
Executive Director of Facilities Planning

Lynnette Trevino  
Director of Purchasing



**WALLIS ENGINEERING GROUP, INC.**  
Consulting Engineers and Planners

11302 Sir Winston Street, Suite 1 ▪ San Antonio, Texas 78216 ▪ TBPE #F-2768 ▪ Tel: (210) 805-9001

17 December 2024

Benjamin S. Mora  
Executive Director  
JISD Facilities Planning  
8012 Shin Oak Drive  
Live Oak, Texas 78233

Subject: Controls Replacement at Spring Meadows Elementary School  
7135 Elm Trail Drive  
San Antonio, Texas 78244  
Judson Independent School District

Ref: MEP Proposal for Professional Services, WEG #24014

Dear Mr. Mora:

In accord with your request, we are pleased to submit herein our proposal for providing Professional Engineering Services on the subject proposed **Controls Replacement at Spring Meadows Elementary School** project.

Based on our meeting with you on 11-12-24 and the site visit, our understanding of the work is to replace pneumatic Andover controls with new digital controls by Reliable. Existing controllers will be replaced with new controllers. In general, pneumatic actuators will be replaced with new digital actuators. Existing small pneumatic ball valves will be replaced with new electronic ball valves. New communication cabling will be provided, where needed. Existing pneumatic tubing will only be removed where exposed (mechanical rooms, etc.). New temperature sensors will be provided. New control system to be provided with remote access software, network integration, security, and turnkey cloud-based hosting software maintenance agreement for 5-years with 1-year renewal options. Commissioning services are not included. Delivery method is expected to be typical RFCSP.

The scope of anticipated Professional Services will include:

1. Review facility drawings/documents to ascertain existing conditions.
2. Visit site to verify existing systems and proposed new systems.
3. Attend typical JISD review meetings.
4. Prepare bid documents and assist with bidding and construction administration services for the limited anticipated work identified.

The attached proposed Schedule of Services is based on a start of design date of January 24, 2025 and indicates a Contract Document completion date of March 10, 2025. This should allow the work to be completed over the Summer of 2025. Minor adjustments to the Schedule of Services are expected to accommodate JISD schedules.

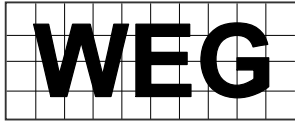
The attached Estimate of Probable Construction Costs indicates an estimated MEP construction cost of the preceding scope of work at approximately \$219,000.00. In consideration of the services to be provided, Engineer's compensation is proposed to be the **lump sum amount of \$22,250.00.**

We will await verbal or written notification from your office as our authorization to proceed. We appreciate the opportunity to submit this proposal and will be available at your convenience to provide any additional information you may require.

Sincerely,

*Kevin W. Jonas*

Kevin W. Jonas, P.E.



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Consulting Engineers and Planners

11302 Sir Winston Street, Suite 1 ▪ San Antonio, Texas 78216 ▪ TBPE #F-2768 ▪ Tel: (210) 805-9001

17 December 2024

Benjamin S. Mora  
Executive Director  
JISD Facilities Planning  
8012 Shin Oak Drive  
Live Oak, Texas 78233

Subject: Controls and Generator Replacements at Wagner High School  
3000 N. Foster Road  
San Antonio, Texas 78244  
Judson Independent School District

Ref: MEP Proposal for Professional Services, WEG #24015

Dear Mr. Mora:

In accord with your request, we are pleased to submit herein our proposal for providing Professional Engineering Services on the subject proposed **Controls and Generator Replacements at Wagner High School** project.

Based on our meeting with you on 11-12-24 and the site visit, our understanding of the work is to replace pneumatic Andover controls with new digital controls by Reliable or Distech. Existing controllers will be replaced with new controllers. In general, pneumatic actuators will be replaced with new digital actuators. Existing small pneumatic ball valves will be replaced with new electronic ball valves. New communication cabling will be provided, where needed. Science lab fume hoods are not on controls. Existing pneumatic tubing will only be removed where exposed (mechanical rooms, etc.). New temperature sensors will be provided. New control system to be provided with remote access software, network integration, security, and turnkey cloud-based hosting software maintenance agreement for 5-years with 1-year renewal options. Commissioning services are not included. Delivery method is expected to be typical RFCSP. Existing 300KW emergency generator and transfer switch to be replaced (as Alternate) with new 300KW generator and transfer switch.

The scope of anticipated Professional Services will include:

1. Review facility drawings/documents to ascertain existing conditions.
2. Visit site to verify existing systems and proposed new systems.
3. Attend typical JISD review meetings.
4. Select and schedule generator and transfer switch.

5. Prepare bid documents and assist with bidding and construction administration services for the limited anticipated work identified.

The attached proposed Schedule of Services is based on a start of design date of January 24, 2025 and indicates a Contract Document completion date of May 5, 2025. Considering longer lead times, this should allow the work to be completed over the Summer of 2026. Minor adjustments to the Schedule of Services are expected to accommodate JISD schedules.

The attached Estimate of Probable Construction Costs indicates an estimated MEP construction cost of the preceding scope of work at approximately \$1,991,500.00. In consideration of the services to be provided, Engineer's compensation is proposed to be the **lump sum amount of \$164,000.00.**

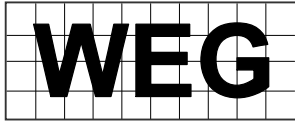
We will await verbal or written notification from your office as our authorization to proceed. We appreciate the opportunity to submit this proposal and will be available at your convenience to provide any additional information you may require.

Sincerely,

*Kevin W. Jonas*

Kevin W. Jonas, P.E.





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6 February 2025

Benjamin S. Mora  
Executive Director  
JISD Facilities Planning  
8012 Shin Oak Drive  
Live Oak, Texas 78233

Subject: Controls, Chiller, Boiler and Lighting Replacements at Woodlake ES  
5501 Lakebend E. Drive  
San Antonio, Texas 78244  
Judson Independent School District

Ref: **Revised** MEP Proposal for Professional Services, WEG #24016 (Rev 2)

Dear Mr. Mora:

In accord with your request, we are pleased to submit herein our proposal for providing Professional Engineering Services on the subject proposed **Controls, Chiller, Boiler, and Lighting Replacements at Woodlake Elementary School** project.

Based on our meeting with you on 11-12-24, site visit, and emails, our understanding of the work is to replace pneumatic Andover controls with new digital controls by Reliable or Distech. Existing controllers will be replaced with new controllers. In general, pneumatic actuators will be replaced with new digital actuators. Existing small pneumatic ball valves will be replaced with new electronic ball valves. New communication cabling will be provided, where needed. Existing pneumatic tubing will only be removed where exposed (mechanical rooms, etc.). New temperature sensors will be provided. New control system to be provided with remote access software, network integration, security, and turnkey cloud-based hosting software maintenance agreement for 5-years with 1-year renewal options. Commissioning services are not included. Delivery method is expected to be typical RFCSP. Existing annex air cooled chiller, pump, and hydronic specialties will be replaced one-on-one. Existing annex heating boiler, pump, and hydronic specialties will be replaced one-on-one. Replace exterior lighting with new LED fixtures and replace interior lighting in as many public/worst areas as allowed by budget.

The scope of anticipated Professional Services will include:

1. Review facility drawings/documents to ascertain existing conditions.
2. Visit site to verify existing systems and proposed new systems.
3. Attend typical JISD review meetings.
4. Select and schedule chiller, boiler, pumps, and lighting.

5. Prepare bid documents and assist with bidding and construction administration services for the limited anticipated work identified.

The attached proposed Schedule of Services is based on a start of design date of January 24, 2025 and indicates a Contract Document completion date of May 5, 2025. Considering longer lead times, this should allow the work to be completed over the Summer of 2026. Minor adjustments to the Schedule of Services are expected to accommodate JISD schedules.

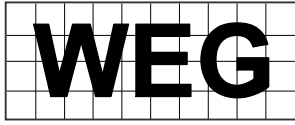
The attached Revised Estimate of Probable Construction Costs indicates an estimated MEP construction cost of the preceding scope of work at approximately \$967,250.00. In consideration of the services to be provided, Engineer's compensation is proposed to be the **lump sum amount of \$82,000.00.**

We will await verbal or written notification from your office as our authorization to proceed. We appreciate the opportunity to submit this proposal and will be available at your convenience to provide any additional information you may require.

Sincerely,

*Kevin W. Jonas*

Kevin W. Jonas, P.E.



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17 December 2024

Benjamin S. Mora  
Executive Director  
JISD Facilities Planning  
8012 Shin Oak Drive  
Live Oak, Texas 78233

Subject: Controls Replacement at Woodlake Hills Middle School  
6625 Woodlake Parkway  
San Antonio, Texas 78244  
Judson Independent School District

Ref: MEP Proposal for Professional Services, WEG #24017

Dear Mr. Mora:

In accord with your request, we are pleased to submit herein our proposal for providing Professional Engineering Services on the subject proposed **Controls Replacement at Woodlake Hills Middle School** project.

Based on our meeting with you on 11-12-24 and the site visit, our understanding of the work is to replace pneumatic Andover controls with new digital controls by Reliable or Distech. Existing controllers will be replaced with new controllers. In general, pneumatic actuators will be replaced with new digital actuators. Existing small pneumatic ball valves will be replaced with new electronic ball valves. New communication cabling will be provided, where needed. Science lab fume hoods are not on controls. Existing pneumatic tubing will only be removed where exposed (mechanical rooms, etc.). New temperature sensors will be provided. New control system to be provided with remote access software, network integration, security, and turnkey cloud-based hosting software maintenance agreement for 5-years with 1-year renewal options. Commissioning services are not included. Delivery method is expected to be typical RFCSP.

The scope of anticipated Professional Services will include:

1. Review facility drawings/documents to ascertain existing conditions.
2. Visit site to verify existing systems and proposed new systems.
3. Attend typical JISD review meetings.
4. Prepare bid documents and assist with bidding and construction administration services for the limited anticipated work identified.

The attached proposed Schedule of Services is based on a start of design date of January 24, 2025 and indicates a Contract Document completion date of March 10, 2025. This should allow the work to be completed over the Summer of 2025. Minor adjustments to the Schedule of Services are expected to accommodate JISD schedules.

The attached Estimate of Probable Construction Costs indicates an estimated MEP construction cost of the preceding scope of work at approximately \$596,000.00. In consideration of the services to be provided, Engineer's compensation is proposed to be the **lump sum amount of \$54,500.00.**

We will await verbal or written notification from your office as our authorization to proceed. We appreciate the opportunity to submit this proposal and will be available at your convenience to provide any additional information you may require.

Sincerely,

*Kevin W. Jonas*

Kevin W. Jonas, P.E.