



Meeting Date: February 20, 2025

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action regarding approval of the selection for the design and engineering services for the MEP (Mechanical, Electrical and Plumbing) Package III 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 III 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 six (6) facilities: Millers Point ES, Olympia ES, Park Village ES, Paschall ES, Rolling Meadows ES and Salinas ES. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$198,712.50.

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 \$198,712.50. The scope of work includes design and engineering services related to multiple MEP projects remaining in Bond 2022, located at six (6) facilities: Millers Point ES, Olympia ES, Park Village ES, Paschall ES, Rolling Meadows ES and Salinas ES. The contract will be for a specific project and will expire upon completion of all related services.

BOARD ACTION REQUESTED:

Approval/Disapproval



Date: February 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 III

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

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

The scope of work includes professional consulting services related to multiple MEP projects remaining in Bond 2022, located at six (6) facilities as listed below:

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

1. Millers Point ES
 - Boiler Replacement
 - HVAC Controls
 - Interior Lighting Upgrades
2. Olympia ES
 - HVAC Controls
3. Park Village ES
 - Boiler Replacement
 - HVAC Controls
 - Interior Lighting Upgrades
4. Paschall ES
 - HVAC Controls
 - Interior Lighting Upgrades
5. Rolling Meadows ES
 - HVAC Controls
6. Salinas ES
 - Boiler Replacement
 - HVAC Controls



JUDSON INDEPENDENT SCHOOL DISTRICT

Facilities Planning Department

Campus	Project Fee
Millers Point ES	\$49,650.00
Olympia ES	\$10,500.00
Park Village ES	\$46,050.00
Paschall ES	\$35,250.00
Rolling Meadows ES	\$17,100.00
Salinas ES	\$30,700.00
Owner Contingency (5%)	\$9,462.50
TOTAL FEE	\$198,712.50

The total estimated cost to procure these design and engineering services is \$198,712.50.

Expenditures will be made from Bond 2022 funds.

MEP Engineering, 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 III

Vendor	Ranking
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SUMMARY

MEP Engineering, Inc.	1
Cleary Zimmerman Engineers	2
Wallis Engineering Group, Inc.	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



AUSTIN
 1120 S Capital of Texas Hwy
 Building 1, Suite 150
 Austin, Texas 78746
 512 306 9650

SAN ANTONIO
 9830 Colonnade Blvd
 Suite 230
 San Antonio, Texas 78230
 210 349 1400

January 17, 2025

Benjamin S. Mora, CTSBS
 Executive Director
 Facilities & Planning Department
 Judson Independent School District

**RE: District Wide MEP Package III
 Proposal to Provide MEP Engineering Services**

Dear Benjamin:

Thank you for this opportunity to be a part of your team on the above referenced project. We propose to perform the design and construction phase services, as outlined in our attached scope of work, for **lump sum fees per campus as detailed in the table below, per campus**. We have also included estimated MEP construction costs in the table below.

Campus	Scope	Estimated Construction Cost	MEP Engineering Design & CA Fee
Miller's Point ES	Boiler Replacement	\$235,080	\$15,300
Miller's Point ES	HVAC Controls Replacement (Reliable)	\$227,422	\$13,650
Miller's Point ES	Interior Lighting Upgrade	\$172,220	\$20,700
Olympia ES	HVAC Controls Replacement (Distech)	\$175,034	\$10,500
Park Village ES	Boiler Replacement	\$229,128	\$14,900
Park Village ES	HVAC Controls Replacement (Distech)	\$183,319	\$11,000
Park Village ES	Interior Lighting Upgrade	\$167,860	\$20,150
Paschall ES	HVAC Controls Replacement (Reliable)	\$251,660	\$15,100
Paschall ES	Interior Lighting Upgrade	\$167,860	\$20,150
Rolling Meadows ES	HVAC Controls Replacement (Distech, Reliable or iVue)	\$284,881	\$17,100
Salinas ES	Boiler Replacement	\$229,128	\$14,900
Salinas ES	HVAC Controls Replacement (Distech, Reliable or iVue)	\$263,694	\$15,800
	<i>TOTAL</i>	<i>\$2,587,286</i>	<i>\$189,250</i>

This letter, our attached scope of work, our standard Terms and Conditions, and our standard Hourly Rate Schedule form the Agreement for the project. Please sign (including your title) and date this letter showing your acceptance of the Agreement. Please return a signed copy to us by email for our records. This proposal is good for 30 days provided work commences within 90 days of this letter.

Please let me know if you have any questions.

Sincerely,



Josh Peterson, P.E.
Principal

Accepted by: _____
Print Name / Title: _____
Date: _____

MEP ENGINEERING, INC.
SCOPE OF WORK

MEP Engineering, Inc. will provide customary design and construction phase services for normally required mechanical, plumbing, and electrical systems, as further described below.

1. Project Description:
 - a. Replacement of boilers, DDC systems and interior lighting at the campuses listed on the cover page.
2. IECC Compliance:
 - a. Complete and sign mechanical compliance statement stating the HVAC and Plumbing designs comply with International Energy Conservation Code adopted by the Authority Having Jurisdiction (AHJ).
 - b. Complete and sign lighting compliance statement stating the Lighting design complies with International Energy Conservation Code adopted by the AHJ.
 - c. Mechanical System and Lighting Commissioning (the minimum required by the IECC) is offered as an additional service; see cover letter.
 - i. Commissioning is excluded.
3. Energy Modeling:
 - a. Computer modeling / simulation of the energy performance of the building design is excluded.
4. Building Information Modeling (Revit):
 - a. Excluded.
5. LEED Certification:
 - a. The proposed fee does not include any work on our part involved in obtaining LEED certification for the building, including meetings, additional design required only to obtain LEED certification, and documentation through LEED online. All such work will be considered as additional services.
 - b. Excluded.
6. Utility Rebates:
 - a. We exclude assisting the Owner with completing energy rebate forms, performing calculations in support of justifying energy rebates on behalf of the Owner, or any other use of our time in such efforts. Any such work requested will be considered as additional services.
 - b. We include providing information to CLEAResult to complete energy rebates with CPS Energy.
7. Utilities:
 - a. You will furnish us copies of all pertinent utility data for the facility.
 - b. We assume domestic water, sanitary sewer, and gas of adequate size are available in the building.
 - c. We assume the existing electrical service is adequate.
 - d. We include no other utility design work.
8. HVAC:
 - a. Heating & cooling:
 - i. Replacement of boilers as listed on the cover page.
 - ii. Replacement of DDC systems as listed on the cover page.
 - b. Other: Excluded.
9. Plumbing:
 - a. Excluded; none anticipated.
10. Fire Protection:
 - a. Excluded; none anticipated.
11. Electrical:
 - a. Service: Existing to remain.
 - b. Distribution: Modify existing panelboards as required to connect replacement equipment.
 - c. Lighting: Based on an existing layout, design switching and circuiting for lighting systems.
 - i. Normal: Included.
 - ii. Exit: Per code.

- iii. Emergency: Per code.
 - iv. Exterior: Excluded; none anticipated.
 - d. Power:
 - i. Convenience receptacles: Excluded; none anticipated.
 - ii. HVAC/Plumbing equipment: Distribution and connection of proposed equipment.
 - iii. Owner equipment: Based on equipment requirements (volts, phases, amperage required by nameplate) and layout you have received from, reviewed with, and received approval from the Owner, design circuiting as required.
 - iv. Backup Power Generation: Excluded.
 - e. Fire alarm: Excluded; none anticipated.
 - f. Information Technology (IT)/Telecom: Excluded; none anticipated.
 - g. Emergency Responder Radio Coverage System: Design of a distributed antenna system or any other provisions of this potential system as required by IFC Section 510 is excluded.
 - h. Testing and Studies: Electrical system studies (e.g., short circuit, coordination, arc flash, etc.) and/or electrical systems testing is excluded.
 - i. Other: None.
- 12. Demolition:
 - a. We will include demolition plans as required to define the scope of demolition, based on information available from existing drawings and on-site visual observations.
 - b. We will include notes on the drawings indicating the general scope of demolition work to be done but will not include demolition plans.
 - c. We exclude exhaustive investigation of existing conditions, including conditions in concealed spaces.
 - d. Additional investigation of as-built conditions will be done as additional services.
- 13. Existing drawings:
 - a. You will furnish us all existing drawings related to the MEP systems existing in the facility.
 - b. We exclude making record drawings or extensive investigations to determine the as-built condition of the existing MEP systems.
- 14. Backgrounds:
 - a. You will furnish us AutoCAD Release 2017 or later files of each site or floor plan and your title block.
 - b. The title block should be a separate file with the project information included.
 - c. Each background should be a separate file with consistent use of layering to distinguish exterior and interior walls and windows, doors (door marks or numbers should be on a separate layer or layers), plumbing fixtures, room names and numbers, ceiling grid, light fixtures, furniture, millwork (elevation marks should be on a separate layer or layers), columns, and column lines, etc.
 - d. For minor background changes, at a minimum furnish a PDF indicating the changed areas with dimensions. For major background changes, furnish a revised background as above.
 - e. We will require authorization for additional services if you provide us backgrounds that require significant work to make them into bare backgrounds as described above, or if we are required to make major background changes ourselves.
- 15. Drawings: Our drawings will include the following.
 - a. Site plan.
 - b. Demolition plans.
 - c. Phasing plans.
 - d. Floor plans.
 - e. Roof plans.
 - f. General notes.
 - g. Plan keyed notes.
 - h. Legends.
 - i. Abbreviations.
 - j. Schedules.
 - k. Details.

- l. Sections.
 - m. Panel schedules.
 - n. Electrical load analysis.
16. Specifications:
- a. We will furnish book specifications in our typical CSI format.
 - b. We will customize book specifications to the extent possible within reasonable limits of our standard word processing software. If further customization is required, or if you require the specifications to be provided in other than PDF format, this will be considered additional services.
17. Design Meetings:
- a. We include attendance at project and coordination meetings when our portion of the work is discussed.
 - b. We exclude attendance at project and coordination meetings when our portion of the work is not on the agenda.
 - c. We include attendance at up to four project review/coordination meetings.
 - d. We exclude attendance at value engineering meetings unless we have designed systems whose estimated or bid cost exceeds that of a budget to which we agreed to design.
18. Design Reviews:
- a. We include three formal design review submittals.
19. Value Engineering/Alternates/Substitutions
- a. Value Engineering
 - i. Design rework for Value Engineering where MEP systems are within the MEP construction budget established prior to the CD design phase shall be done as an Additional Services. This includes redesign required to reduce the total bid day price as a result of other projects/disciplines' bid day price exceeding their respective budget.
 - b. Alternates
 - i. MEP acknowledges that the Owner reserves the right to:
 - (1) Reject any and all bids.
 - (2) Exclude project alternates which are not accepted for construction but were required to be included in the bid documents.
 - (3) Perform some or all of the Work itself as shown on the bid documents.
 - (4) And/or delete certain portions of the Work by Change Order or Deductive Alternate but were required to be included in the bid documents.
 - ii. In such event, MEP shall be entitled to a fee in the amount equal to MEP's fee excluding CA services, representing completion of all Services by MEP through the Bidding Phase, and calculated as follows:
 - (1) In the event the Owner elects to reject all bids and/or perform such Work itself before the award of the Construction Contract, MEP's fee shall be calculated on the basis of the last Statement of Probable Construction Cost issued by MEP and accepted by the Owner in the CD Phase; or
 - (2) In the event the Owner elects to delete Work by Change Order or Deductive Alternate after the award of the Construction Contract, MEP's fee shall be calculated on the basis of the actual bid price for such portion of the Work.
 - c. Substitutions
 - i. In the event the Owner elects to reject a specified product and substitute an alternate/unspecified product, MEP's fee shall be calculated as follows:
 - (1) On the basis of the actual bid day price for such portion of the Work,
 - (2) Plus hourly fees required to review the unspecified product,
 - (3) Plus hourly redesign fees required to incorporate the unspecified product.
20. Bidding:
- a. We include telephone consultation during bidding.
 - b. We include preparation of addenda, including small-scale drawings and written descriptions, for your use.
 - c. We include attendance at pre-bid meetings.

- d. We include attendance at bid evaluation meetings.
 - e. We exclude extensive redesign or addenda due to coordination or design problems not caused by us.
 - f. If required, the above exclusions will be considered as additional services.
21. Construction Phase:
- a. We include submittal review.
 - b. We exclude more than two submittal reviews of each submittal section. If required, the above will be considered as additional services.
 - c. We include our redesign work required due to errors or omissions in our drawings.
 - d. We include up to three site observation reports per campus, one of which will be a substantial completion observation report.
 - e. You will notify us one week in advance of any required site observations.
 - f. We exclude site observations other than that shown above. If required, the above will be considered as additional services.
 - g. Preparation of “conformed sets” of documents for your convenience, or that of the Owner or Contractor, will be considered as additional services.
 - h. Preparation of record documents (“as built”) will be considered as additional services.
22. Professional Liability:
- a. We propose to limit our professional liability to \$100,000 if consistent with your contract with the Owner.
 - b. We can furnish a certificate of insurance upon request.
23. Payment:
- a. We will submit invoices at the completion of each phase of design, and monthly during construction based on the percentage of work complete.
 - b. We will allocate the fee as follows: 80% design, 5% bidding, and 15% construction administration.
 - c. Payment will be due within 30 days of the date of invoice.
24. Reimbursables:
- a. Travel outside of the Austin / San Antonio metro area will be reimbursable at actual cost plus 10%. We reimburse our employees on a per mile basis, following IRS guidelines.
 - b. Printing and reproduction of owner- or architect-requested review sets of drawings and specifications will be reimbursable at actual cost plus 10%.
 - c. The sending party will pay for deliveries between our offices. Deliveries for which we pay will be reimbursed at actual cost plus 10%.
25. Additional Services:
- a. We will perform work beyond the scope included above on an hourly basis, upon written confirmation by you, using the attached hourly rate schedule.