



JUDSON INDEPENDENT SCHOOL DISTRICT

Meeting Date: January 22, 2026

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action approving the selection of general contractor services for the RFCSP 25-02 Districtwide MEP (Mechanical, Electrical and Plumbing) Package III project in Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the selection of Yates Company, LLC. to provide general contractor services for the RFCSP 25-02 Districtwide MEP (Mechanical, Electrical and Plumbing) Package III project in Bond 2022 and that the Board of Trustees delegate the authority to the Superintendent to execute all contracts and related documents necessary to complete this project. The scope of work includes but is not limited to providing all general construction work (site work, HVAC, electrical, plumbing, etc.) as indicated in the contract documents for six (6) facilities; Millers Point ES, Olympia ES, Park Village ES, Paschall ES, Rolling Meadows ES, and Salinas ES. HVAC controls will be upgraded at all six (6) campuses with interior lighting upgrades at Millers Point ES, Park Village ES, and Paschall ES and boiler replacements at Millers Point ES, Park Village ES, and Salinas ES. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$7,292,888.00.

IMPACT/RATIONALE:

Allows the district to purchase goods and 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 \$7,292,888.00. The scope of work includes but is not limited to providing all general construction work (site work, HVAC, electrical, plumbing, etc.) as indicated in the contract documents for six (6) facilities; Millers Point ES, Olympia ES, Park Village ES, Paschall ES, Rolling Meadows ES, and Salinas ES. HVAC controls will be upgraded at all six (6) campuses with interior lighting upgrades at Millers Point ES, Park Village ES, and Paschall ES and boiler replacements at Millers Point ES, Park Village 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: January 22, 2026

To: Lynnette Trevino, Director of Purchasing

From: Benjamin S. Mora, Executive Director of Facilities Planning

Project: RFCSP 25-02 Districtwide MEP (Mechanical, Electrical and Plumbing) Package III

The submittal for the above-mentioned project has been evaluated by the Department of Facilities Planning and the design professionals of record. The Facilities Planning Department presents the selection to the Judson ISD Board of Trustees for consideration and approval.

- Yates Company, LLC.
- CGC General Contractors, Inc.
- Unify Energy Solutions LLC.

Yates Company, LLC. is the highest ranked general contractor for the RFCSP 25-02 Districtwide MEP (Mechanical, Electrical and Plumbing) Package III project.

The scope of work includes but is not limited to providing all general construction work (site work, HVAC, electrical, plumbing, etc.) as indicated in the contract documents for six (6) facilities; Millers Point ES, Olympia ES, Park Village ES, Paschall ES, Rolling Meadows ES, and Salinas ES. HVAC controls will be upgraded at all six (6) campuses with interior lighting upgrades at Millers Point ES, Park Village ES, and Paschall ES and boiler replacements at Millers Point ES, Park Village ES, and Salinas ES.

RFCSP 25-02 Districtwide MEP (Mechanical, Electrical and Plumbing) Package III

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



6. Salinas ES
 - Boiler Replacement
 - HVAC Controls

The total estimated construction cost is \$7,292,888.00. This includes the base proposal, Alternates #E2.1 – E4.1, #M1.1 – M7.2, and owner contingency.

Alternate #E2.1 has been recommended and is for the replacement and installation of light fixtures and associated lighting controls at the gymnasium and classrooms at Millers Point ES.

Alternates #E3.1 and E3.2 have been recommended and are for the replacement and installation of light fixtures and associated lighting controls in central and south classrooms at Park Village ES.

Alternate #E4.1 has been recommended and is for the replacement and installation of light fixtures and associated lighting controls in the cafeteria and classroom at Paschall ES.

Alternates #M2.1 and M2.2 have been recommended and are for the replacement of the existing pneumatic valve actuators, installation of new motorized actuators and replacement of the existing hydronic control valves at Millers Point ES.

Alternates #M3.1 and M3.2 have been recommended and are for the replacement of the existing pneumatic valve actuators, installation of new motorized actuators and replacement of the existing hydronic control valves at Park Village ES.

Alternates #M4.1 and M4.2 have been recommended and are for the replacement of the existing pneumatic valve actuators, installation of new motorized actuators and replacement of the existing hydronic control valves at Paschall ES.

Alternates #M5.1 and M5.2 have been recommended and are for the replacement of the existing pneumatic valve actuators, installation of new motorized actuators and replacement of the existing hydronic control valves at Salinas ES.

Alternates #M6.1 and M6.2 have been recommended and are for the replacement of the existing pneumatic valve actuators, installation of new motorized actuators and replacement of the existing hydronic control valves at Rolling Meadows ES.

Alternates #M7.1 and M7.2 have been recommended and are for the replacement of the existing pneumatic valve actuators, installation of new motorized actuators and replacement of the existing hydronic control valves at Olympia ES.






JUDSON INDEPENDENT SCHOOL DISTRICT

Facilities Planning Department

Campus	Amount
Millers Point ES	\$1,284,523.00
Olympia ES	\$442,834.00
Park Village ES	\$1,037,643.00
Paschall ES	\$708,697.00
Rolling Meadows ES	\$600,188.00
Salinas ES	\$1,122,801.00
Alt. #E2.1 Millers Point ES Gym Lighting	\$83,921.00
Alt. #E3.1 Park Village ES Classroom Lighting	\$85,201.00
Alt. #E3.2 Park Village ES Exterior Lighting	\$51,017.00
Alt. #E4.1 Paschall ES Cafeteria and Classroom Lighting	\$79,342.00
Alt. #M2.1 Millers Point ES Valve Actuators	\$107,962.00
Alt. #M2.2 Millers Point ES Control Valves	\$177,811.00
Alt. #M3.1 Park Village ES Valve Actuators	\$65,700.00
Alt. #M3.2 Park Village ES Control Valves	\$175,700.00
Alt. #M4.1 Paschall ES Valve Actuators	\$82,300.00
Alt. #M4.2 Paschall ES Control Valves	\$201,000.00
Alt. #M5.1 Salinas ES Valve Actuators	\$118,700.00
Alt. #M5.2 Salinas ES Control Valves	\$301,500.00
Alt. #M6.1 Rolling Meadows ES Valve Actuators	\$102,400.00
Alt. #M6.2 Rolling Meadows ES Control Valves	\$269,000.00
Alt. #M7.1 Olympia ES Valve Actuators	\$32,642.00
Alt. #M7.2 Olympia ES Control Valves	\$32,642.00
Owner Contingency	\$129,364.00
TOTAL	\$7,292,888.00

Expenditures will be made from Bond 2022 funds.

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

Project:	RFCSP 25-02 MEP Package III			
CONTRACTORS	CGC	Unify	Yates	
SUMMARY				
Price Proposal	\$7,356,000	\$8,026,000	\$7,292,888	
Point Value (Max 40 pts)	39.66	36.35	40.00	
Relevant Experience (Max 15 pts)	15.00	15.00	10.50	
Project Management Ability (Max 10 pts)	4.00	1.00	9.00	
Past Performance (Max 15 pts)	11.25	14.00	15.00	
Subcontractors & Suppliers (Max 20 pts)	17.00	17.00	19.00	
TOTAL	86.91	83.35	93.50	
RANK	2	3	1	
DEPARTMENT RECOMMENDATION				
I have reviewed the submittals for this offering and recommend the following vendor(s) for award:				
				
Benjamin Mora Executive Director of Facilities Planning		Lynnette Trevino Director of Purchasing		