



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 25-04 Districtwide MEP (Mechanical, Electrical and Plumbing) Package VI 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 25-04 Districtwide MEP (Mechanical, Electrical and Plumbing) Package VI 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 related to the replacement and upgrading of HVAC controls at Spring Meadows ES and Woodlake Hills MS. This will include replacing all pneumatic HVAC controls with new electronic HVAC controls. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$1,161,400.00.

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 \$1,161,400.00. 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 related to the replacement and upgrading of HVAC controls at Spring Meadows ES and Woodlake Hills MS. This will include replacing all pneumatic HVAC controls with new electronic HVAC controls. The contract will be for a specific project and will expire upon completion of all related services.

BOARD ACTION REQUESTED:

Approval/Disapproval



JUDSON INDEPENDENT SCHOOL DISTRICT

Facilities Planning Department

Date: January 22, 2026

To: Lynnette Trevino, Director of Purchasing

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

Project: RFCSP 25-04 Districtwide MEP (Mechanical, Electrical and Plumbing) Package VI

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.
- Unify
- CGC General Contractors, Inc.

Yates Company, LLC. is the highest ranked general contractor for the RFCSP 25-04 Districtwide MEP (Mechanical, Electrical and Plumbing) Package VI project.

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RFCSP 25-04 Districtwide MEP (Mechanical, Electrical and Plumbing) Package VI




1. Spring Meadows ES
 - HVAC Controls
2. Woodlake Hills MS
 - HVAC Controls

The total estimated construction cost is \$1,161,400.00. This includes the base proposal, and owner contingency.

Campus	Amount
Spring Meadows ES	\$369,800.00
Woodlake Hills MS	\$791,600.00
TOTAL	\$1,161,400.00

Expenditures will be made from Bond 2022 funds.

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

Project:		RFCSP 25-04 MEP Package VI			
CONTRACTORS		CGC	Unify	Yates	
SUMMARY					
Price Proposal		\$1,699,000	\$1,103,000	\$1,161,400	
Point Value (Max 40 pts)		25.97	40.00	37.99	
Relevant Experience (Max 15 pts)		15.00	15.00	14.00	
Project Management Ability (Max 10 pts)		4.00	0.00	8.00	
Past Performance (Max 15 pts)		9.45	15.00	15.00	
Subcontractors & Suppliers (Max 20 pts)		20.00	20.00	20.00	
TOTAL		74.42	90.00	94.99	
RANK		3	2	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			