



JUDSON INDEPENDENT SCHOOL DISTRICT

Meeting Date: October 16, 2025

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action approving the selection of general contractor services for the RFCSP 25-01 Districtwide MEP (Mechanical, Electrical and Plumbing) Package II project in Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the selection of CGC General Contractors, Inc. to provide the general contractor services for the RFCSP 25-01 Districtwide MEP Package II project 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 but is not limited to all general construction work (site work, HVAC, electrical, plumbing, etc.) as indicated in the contract documents related to the remaining MEP projects at two (2) facilities in Bond 2022. These facilities are Wagner HS and Woodlake ES. Both campuses will have the existing pneumatic HVAC controls replaced and upgraded to new electronic controls. The campus emergency generator and transfer switch at Wagner HS will be replaced, as will the air-cooled chiller, heating boiler and associated pumps at Woodlake ES. Lighting fixtures in selected areas of Woodlake ES will be replaced. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$3,541,000.00.

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 \$3,541,000.00. The scope of work includes but is not limited to all general construction work (site work, HVAC, electrical, plumbing, etc.) as indicated in the contract documents related to the remaining MEP projects at two (2) facilities in Bond 2022. These facilities are Wagner HS and Woodlake ES. Both campuses will have the existing pneumatic HVAC controls replaced and upgraded to new electronic controls. The campus emergency generator and transfer switch at Wagner HS will be replaced, as will the air-cooled chiller, heating boiler and associated pumps at Woodlake ES. Lighting fixtures in selected areas of Woodlake ES will be replaced. 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: October 16, 2025

To: Lynnette Trevino, Director of Purchasing

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

Project: RFCSP 25-01 Districtwide MEP (Mechanical, Electrical and Plumbing) Package II

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.

- CGC General Contractors, Inc.
- Yates Company, LLC.
- Jack Laurence Corporation

CGC General Contractors is the highest ranked general contractor for the RFCSP 25-01 Districtwide MEP (Mechanical, Electrical and Plumbing) Package II project.

The scope of work includes but is not limited to all general construction work (site work, HVAC, electrical, plumbing, etc.) as indicated in the contract documents related to the remaining MEP projects at two (2) facilities in Bond 2022. These facilities are Wagner HS and Woodlake ES. Both campuses will have the existing pneumatic HVAC controls replaced and upgraded to new electronic controls. The campus emergency generator and transfer switch at Wagner HS will be replaced, as will the air-cooled chiller, heating boiler and associated pumps at Woodlake ES. Lighting fixtures in selected areas of Woodlake ES will be replaced.

RFCSP 25-01 Districtwide MEP (Mechanical, Electrical and Plumbing) Package II:

1. Wagner HS
 - Generator Replacement
 - HVAC Controls Upgrade
2. Woodlake ES
 - Boiler Replacement
 - Chiller Replacement
 - HVAC Controls Upgrades
 - Interior Lighting Upgrade / Parking Lot Lighting

The total estimated construction cost is \$3,541,000.00. This includes the base proposal, Alternate #03, and owner contingency.

Alternate #03 has been recommended and is for the replacement of both interior and exterior lighting fixtures and lighting controls at Woodlake ES, as indicated in the drawings and specifications.



JUDSON INDEPENDENT SCHOOL DISTRICT

Facilities Planning Department

Campus	Amount
Wagner HS	\$2,667,100.00
Woodlake ES	\$595,900.00
Owner's Contingency	\$150,000.00
Alt. #03 Interior and Exterior Lighting at Woodlake ES	\$128,000.00
TOTAL	\$3,541,000.00

Expenditures will be made from Bond 2022 funds.

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

PROJECT NAME: MEP Package II



Vendor	Y8s	CGC	Jack Laurence	REC	Comfort-Air
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SUMMARY

1) Purchase Price (40 Points)	\$3,501,419	\$3,541,000	\$4,031,234	\$5,102,900	\$5,180,450
Point Value	40.0	39.6	34.7	27.4	27.0
2) Relevant Experience (15 Points)	9	15	11	13	15
3) Project Management Ability (10 Points)	8	5	9	5	3
4) Past Performance (15 Points)	10	10	10	10	9.5
5) Subcontractors & Suppliers (20 Points)	20	20	20	20	20
TOTAL	87.0	89.6	84.7	75.4	74.5
RANK	2	1	3	4	5

DEPARTMENT RECOMMENDATION

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

Benjamin Mora

Lynnette Trevino

Executive Director of Facilities Planning

Director of Purchasing