



## JUDSON INDEPENDENT SCHOOL DISTRICT

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**Meeting Date:** May 15, 2025

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

**Agenda Item:** Consider and take action approving the selection for design and architectural services for the Districtwide Architectural Package in Bond 2016 and Bond 2022.

### CONSENT ITEM

#### **RECOMMENDATION:**

It is recommended that the Board approve the selection of Garza Bomberger & Associates to provide design and architectural services for the Districtwide Architectural Package in Bond 2016 and 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 providing design and architectural services related to multiple projects remaining in both Bond 2016 and Bond 2022, located at a combined ten (10) facilities: Candlewood ES, Elolf ES, Hartman ES, Masters ES, Millers Point ES, Paschall ES, Salinas ES, Judson MS, Woodlake Hills MS and Wagner HS. Expenditures will be made from Bond 2016 and Bond 2022 funds at an estimated cost of \$100,000.00.

#### **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 2016 and Bond 2022 funds at an estimated cost of \$100,000.00. The scope of work includes but is not limited to providing design and architectural services related to multiple projects remaining in both Bond 2016 and Bond 2022, located at a combined ten (10) facilities: Candlewood ES, Elolf ES, Hartman ES, Masters ES, Millers Point ES, Paschall ES, Salinas ES, Judson MS, Woodlake Hills MS and Wagner HS. The contract will be for a specific project and will expire upon completion of all related services.

#### **BOARD ACTION REQUESTED:**

**Approval/Disapproval**



**Date:** May 15, 2025

**To:** Lynnette Trevino, Director of Purchasing

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

**Project:** Districtwide Architectural Package

The Department of Facilities Planning has found Garza Bomberger & Associates to be a highly qualified firm to provide design and architectural services for the Districtwide Architectural Package in Bond 2016 and Bond 2022.

- Garza Bomberger & Associates
- VLK Architects, LLC.
- Lopez Salas Architects, Inc.

The scope of work includes but is not limited to providing design and architectural services related to multiple projects remaining in both Bond 2016 and Bond 2022, located at a combined ten (10) facilities: Candlewood ES, Elolf ES, Hartman ES, Masters ES, Millers Point ES, Paschall ES, Salinas ES, Judson MS, Woodlake Hills MS and Wagner HS.

**Districtwide – Architectural Package:**

**1. Package I – Sports Flooring (Bond 2022)**

- Candlewood ES
- Elolf ES
- Hartman ES
- Masters ES
- Millers Point ES
- Paschall ES
- Salinas ES

**2. Package II – ADA Room Signage (Bond 2016)**

- Judson MS – ADA/TAS Compliant Room Signage
- Wagner HS – ADA Room Sign Replacements

**3. Package III – Architectural (Bond 2016)**

- Judson MS
  - Upgrade Life Skills Room
  - Public Security Entrance
- Woodlake Hills MS
  - Relocate Life Skills Restroom and Shower

The estimated cost to procure these design and architectural services is \$100,000.00 (Basic Services \$94,320.00 + Owner Contingency \$5,680.00).



Garza Bomberger & Associates were selected from a pool of architectural firms that submitted to RFQ 23-19 Architectural Services to provide design and architectural services.

The terms of RFQ 23-19 Architectural 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 approved the respondents to RFQ 23-19 Architectural Services for design and architectural services, as being qualified on August 15, 2024.

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

# Tabulation

## Districtwide Architectural Package



Vendor	Ranking
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### SUMMARY

Garza Bomberger & Associates	1
VLK Architects, LLC.	2
Lopez Salas Architects, Inc.	3

### DEPARTMENT RECOMMENDATION

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

	
Benjamin S. Mora	Lynnette Trevino
Executive Director of Facilities Planning	Director of Purchasing





April 16, 2025

Mr. Benjamin S. Mora  
Executive Director  
Facilities Planning Department  
Judson ISD  
7980 Pat Booker Road  
Live Oak, Texas 78233

Re: **23-19 Architectural Consulting Services**  
*Judson Independent School District*

Dear Mr. Mora,

Garza/Bomberger & Associates (GBA) is pleased to provide the following proposal for Architectural design services for the above referenced project.

In accordance with the JISD Notice of Contract Negotiations, the details of the project, as we understand them, will address the following areas:

- Package I - Sports Flooring at seven (7) Elementary School Gymnasiums
- Package II - Signage at Judson Middle School (Bldg. A) and Wagner High School
- Package III - Architectural Renovations at Judson and Woodlake Hills Middle Schools

Architect's Basic Services shall be as defined by AIA Document B101 – 2017 Standard Form of Agreement Between Owner and Architect. The breakdown of Services are as follows:

**Design Services:**

1. Schematic Design

- Conduct meetings with the Judson ISD Representatives (Owner) at intervals to determine needs and available budget
- Establish requirements/documentation based on existing conditions
- Coordinate mechanical, electrical, and plumbing services required for the project
- Prepare preliminary designs illustrating the scale and relationship of the project components

2. Design Development

- Based on the result of the previous phase, GBA will develop in more detail the design incorporating details that will allow the Stakeholders to validate plan and scope of the project.
- Coordinate preliminary plan review with AHJs if necessary
- Develop with the District a Phasing Plan in order to keep the facility operational.
- Integrate the District's Design Guide and System Guide into the final solution.



**AIA**  
Member



3. Construction Documents.

Prepare final design and specifications for the Contractor to be able to bid and construct the project consisting of:

- Preparation of demolition plans, floor plans, elevations, sections and details to show all necessary work
- Review Construction Documents with Owner at 30%, 60%, and 90% intervals
- Provide a Statement of Probable Cost at each interval
- Preparation of the project manual with all the necessary specifications for all the divisions that are included in the scope of work.

4. Bidding & Negotiations Phase

- Assist Owner with the Bidding Phase including issuance of documents to perspective Contractor(s) and subsequent addenda during bidding process.
- Assist Owner with evaluations of bids
- Assist Owner with preparing Agreement between Owner & Contractor

5. Construction Administration Services:

- Administer the Owner/Contractor Agreement for compliance with the Contract Documents
- Review and process submittals
- Review and process RFI's
- Attend bi-monthly project meetings with Owner & Contractor
- Conduct on site field observations of work in progress and submit Field Reports
- Review General Contractor close out documents and coordinate submittal to Owner

**Basis of Compensation:**

Based on preliminary discussions with the Owner, the scope of construction is estimated by GBA to be approximately \$1,100,000.00. Basic Services compensation shall be a Stipulated Sum of \$94,320.00 (8.5%).

**Reimbursables:**

For reimbursable expenses, the compensation shall be the expenses incurred by GBA and its Consultants, plus One percent (1%) times the expenses incurred.

**Exclusions:**

Excluded from this proposal are the following items which can be provided as a reimbursable expense:

- Fees associated with TDLR design review and inspection
- Survey of exterior entrances to building
- Fire flow calculations
- Asbestos Survey Report(s)
- LEED Certification design or analysis services
- Fees associated with preliminary plan reviews, building permit, or other fees required by Authorities Having Jurisdiction (AHJ).
- Any other item not specifically stated to be included as part of the scope of services.

**Additional Services:**

Additional Services performed for the Owner which are not outlined in the above description shall be compensated for on an hourly basis in accordance with the attached schedule of hourly rates or through a lump sum fee negotiated with the Owner.

- Compensation for Additional Services of the Architect's consultants, shall be the amount invoiced to the Architect with a 1.1 multiplier, or as otherwise stated.

Timeline: See attached Proposed Project Schedule. The design team will proceed with the design work immediately upon approval.

If this proposal/agreement meets with your approval, please acknowledge such by signing below and returning (by email or courier) a copy back to our office. Thank you for the opportunity to submit this proposal/agreement for this project. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

**Garza/Bomberger & Associates**



Roy L. Lewis, AIA  
Principal

Attachment

1. Schedule of Hourly Rates (Architect)
2. Proposed Project Schedule

Accepted By:

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Owner/ Representative

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_