



## JUDSON INDEPENDENT SCHOOL DISTRICT

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**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 25-03 Districtwide MEP (Mechanical, Electrical and Plumbing) Package IV 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 25-03 Districtwide MEP (Mechanical, Electrical and Plumbing) Package IV 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 remaining MEP projects at four (4) facilities: Hopkins ES, Masters ES, Judson MS, and Judson HS. HVAC controls will be replaced and upgraded at Hopkins ES, Judson MS, and Judson HS with interior lighting upgrades taking place at Masters ES and Judson HS. In addition, Judson HS will have both boiler and generator replacements. Expenditures will be made from Bond 2022 funds at a total estimated cost of \$4,630,564.00.

#### **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 \$4,630,564.00. 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 remaining MEP projects at four (4) facilities: Hopkins ES, Masters ES, Judson MS, and Judson HS. HVAC controls will be replaced and upgraded at Hopkins ES, Judson MS, and Judson HS with interior lighting upgrades taking place at Masters ES and Judson HS. In addition, Judson HS will have both boiler and generator replacements. 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 25-03 Districtwide MEP (Mechanical, Electrical and Plumbing) Package IV

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.
- Marksmen General Contractors, LLC.
- CGC General Contractors, Inc.

Yates Company, LLC. is the highest ranked general contractor for the RFCSP 25-03 Districtwide MEP (Mechanical, Electrical and Plumbing) Package IV 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 remaining MEP projects at four (4) facilities: Hopkins ES, Masters ES, Judson MS, and Judson HS. HVAC controls will be replaced and upgraded at Hopkins ES, Judson MS, and Judson HS with interior lighting upgrades taking place at Masters ES and Judson HS. In addition, Judson HS will have both boiler and generator replacements.

**RFCSP 25-03 Districtwide MEP (Mechanical, Electrical and Plumbing) Package IV**

1. Hopkins ES
  - HVAC Controls
2. Masters ES
  - Interior Lighting Upgrade
3. Judson MS
  - HVAC Controls
4. Judson HS
  - Boiler Replacement
  - Generator Replacement
  - HVAC Controls
  - Interior Lighting Upgrades

The total estimated construction cost is \$4,630,564.00. This includes the base proposal, Alternates #001, #002, #004, owner contingency and testing & balancing allowances.

Alternate #001 has been recommended and is for the replacement of light fixtures at Masters ES, as indicated in the drawings and specifications.



## JUDSON INDEPENDENT SCHOOL DISTRICT

### Facilities Planning Department




Alternate #002 has been recommended and is for the replacement of parallel generators and automatic transfer switch (ATS) at Judson HS, as indicated in the drawings and specifications.

Alternate #004 has been recommended and is for the replacement of light fixtures at Judson HS, as indicated in the drawings and specifications.

Campus	Amount
Hopkins ES	\$540,227.00
Judson MS	\$994,896.00
Judson HS	\$1,397,824.00
Alt. #001 Replacement of Light Fixtures at Masters ES	\$193,501.00
Alt. #002 Replace Parallel Generators and ATS at JHS	\$944,931.00
Alt. #004 Replacement of Light Fixtures at JHS	\$209,185.00
Owners Contingency	\$250,000.00
Testing & Balancing Allowances	\$100,000.00
<b>TOTAL</b>	<b>\$4,630,564.00</b>

Expenditures will be made from Bond 2022 funds.

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

<b>Project:</b>	<b>RFCSP 25-03 MEP Package IV</b>				
<b>CONTRACTORS</b>	<b>CGC</b>	<b>Marksman</b>	<b>Unify</b>	<b>Yates</b>	
<b>SUMMARY</b>					
Price Proposal	\$5,800,000	\$5,020,662	\$5,980,000	\$4,630,564	
Point Value (Max 40 pts)	31.93	36.89	30.97	40.00	
Relevant Experience (Max 15 pts)	15.00	13.00	15.00	10.50	
Project Management Ability (Max 10 pts)	4.00	5.00	1.00	9.00	
Past Performance (Max 15 pts)	11.25	14.00	14.00	15.00	
Subcontractors & Suppliers (Max 20 pts)	20.00	16.00	12.00	19.00	
<b>TOTAL</b>	<b>82.18</b>	<b>84.89</b>	<b>72.97</b>	<b>93.50</b>	
<b>RANK</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>1</b>	
<b>DEPARTMENT RECOMMENDATION</b>					
I have reviewed the submittals for this offering and recommend the following vendor(s) for award:					
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">             Benjamin Mora            Executive Director of Facilities Planning         </div> <div style="text-align: center;">             Lynnette Trevino            Director of Purchasing         </div> </div>					