



Meeting Date: March 20, 2025

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action regarding approving the selection for the design and engineering services for the Districtwide - MEP (Mechanical, Electrical and Plumbing) Package IV in Bond 2022.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the selection of the design and engineering services for the Districtwide - MEP (Mechanical, Electrical and Plumbing) Package IV 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 design and engineering services related to multiple MEP projects remaining in Bond 2022 located at four (4) facilities: Hopkins ES, Judson HS, Judson MS and Masters ES. Expenditures will be made from Bond 2022 Funds at a total estimated cost of \$364,350.00.

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 2022 Funds at a total estimated cost of \$364,350.00. The scope of work includes design and engineering services related to multiple MEP projects remaining in Bond 2022 located at four (4) facilities: Hopkins ES, Judson HS, Judson MS and Masters ES. The contract will be for a specific project and will expire upon completion of all related services.

BOARD ACTION REQUESTED:

Approval/Disapproval



Date: March 20, 2025

To: Lynnette Trevino, Director of Purchasing

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

Project: Districtwide – MEP (Mechanical, Electrical and Plumbing) Package IV

The Department of Facilities Planning has found DBR Engineering Consultants, Inc. to be a highly qualified firm to provide design and engineering services for the Districtwide – MEP (Mechanical, Electrical and Plumbing) Package IV.

- DBR Engineering Consultants, Inc.
- MEP Engineering
- KCA Engineers, Inc.

The scope of work includes design and engineering services related to multiple MEP projects remaining in Bond 2022 located at four (4) facilities, as listed below:

Districtwide – MEP (Mechanical, Electrical and Plumbing) Package IV:

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

Campus	Project Fee
Hopkins ES	\$43,000.00
Judson HS	\$221,500.00
Judson MS	\$67,000.00
Masters ES	\$15,500.00
Owner Contingency (5%)	\$17,350.00
TOTAL ENGINEERING SERVICES FEE	\$364,350.00

The total estimated cost to procure these design and engineering services is \$364,350.00.

Expenditures will be made from Bond 2022 funds.



DBR Engineering Consultants, Inc. was selected from a pool of engineering firms that submitted to RFQ 23-18 Engineering Services.

The terms of RFQ 23-18 Engineering 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 had previously approved all respondents to RFQ 23-18 Engineering Services, as being qualified on August 15, 2024.

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

Tabulation

Districtwide – MEP (Mechanical, Electrical and Plumbing) Package #IV

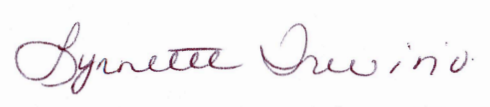
Vendor	Ranking
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SUMMARY

DBR Engineering Consultants, Inc.	1
MEP Engineering	2
KCA Engineers, Inc.	3

DEPARTMENT RECOMMENDATION

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



Benjamin S. Mora Executive Director of Facilities Planning	Lynnette Trevino Director of Purchasing
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February 12, 2025 (Rev. 4)

Mr. Benjamin S. Mora
 Judson ISD
 7980 Pat Booker Road
 Live Oak, Texas 78233

**PROJECT: JUDSON ISD – MEP UPGRADES AT HOPKINS ES, JUDSON HS, JUDSON MS, AND MASTERS ES
 CONVERSE, TEXAS**

DBR Engineering Consultants, Inc. is pleased to submit a fee proposal for Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the referenced project. DBR’s specific scope of services and description of services is set forth in the following documents.

PROJECT DESCRIPTION:

We understand this project to consist of engineering services for MEP upgrades at Hopkins ES, Judson HS, Judson MS, and Masters ES. The upgrades include the following scopes of work and proposed construction budget. Construction budgeting was completed two years ago. We have evaluated these scopes and attached an updated opinion of probable cost. Our proposal is based upon the proposed scope and our estimate of the cost for all work except lighting upgrades and controls. For lighting upgrades, we are proposing to design reduced scopes as noted below. For HVAC controls at the three campuses where this scope is included, value engineering will be required to design scope that meets the budget. The total estimated construction cost is **\$3,646,285.00** (including contingency and general conditions).

Estimates below include general conditions an estimated overhead and profit. See attached cost estimate for more detailed estimates.

This proposal is for all scope below to be bid and constructed under one contract. Additional service fees would be required to issue separate construction packages.

Scope	Owner’s Budget	Preliminary Estimate	Estimated Cost for Proposed Scope
Hopkins ES – HVAC Controls	\$280,893.98	\$566,281.16	\$423,010.38
Judson HS – Boiler Replacement	\$473,226.60	\$519,603.00	\$519,603.00
Judson HS – Generator Replacement	\$346,500.00	\$508,670.30	\$508,670.30
Judson HS – HVAC Controls (Value Engineering Required)	\$903,082.18	\$1,731,960.95	\$1,293,769.79
Judson HS – Interior Lighting Upgrades (Utilizing Option 4)	\$181,527.50	\$2,013,682.57	\$163,688.30
Judson MS – HVAC Controls	\$1,053,754.14	\$849,421.74	\$634,515.57
Masters ES – Interior Lighting Upgrade (Utilizing Option 3)	\$172,220.00	\$467,690.88	\$103,027.67
TOTALS:	\$3,411,204.40	\$6,657,310.60	\$3,646,285.00

SERVICES AND FEE DETAIL:

Fee Type: Fixed Fee Expenses: Included in Fee

Service(s):	Fee
MEP Engineering - Hopkins ES	\$43,000.00
MEP Engineering - Judson HS	\$221,500.00
MEP Engineering - Judson MS	\$67,000.00
MEP Engineering - Masters ES	\$15,500.00
TOTAL MEP Engineering Fee:	\$347,000.00

All anticipated expenses are included in the fee stated above. Expenses include, but are not limited to: travel, hotel, airfare, mileage, reproduction, and delivery costs.

ALTERNATES:

The design of all MEP alternates is considered additional scope. The engineering fee for designing all alternates shall be negotiated after the scope of each alternative is established. For alternates not accepted, the engineering fee shall be paid for all phases through Bid Negotiations.

Accepted by Client:

By (signature):

 Print Name:

Title:

Date:

Accepted for DBR Engineering Consultants, Inc.:

By (signature):



 Print Name: Zac Morton PE, LEED AP

Title: Partner

Date: February 12, 2025

When accepted by Client this proposal for Engineering Services and its attachments shall become a binding contract between the parties and shall make it subject to the Scope of Services and Contract between Judson ISD and DBR, which are incorporated by this reference. DBR is authorized to begin performance upon its receipt of a copy of this Contract signed by Client. If DBR proceeds at the direction of Client and Contract is not signed, or altered within ten (10) business days, then it is agreed that terms of Contract are accepted by Client.

SCOPE OF SERVICES

Only services marked with an "X" are included in the Scope of Services.
 Services not marked can be provided as Additional Services if requested. Services not listed are excluded.

Disciplines included in Scope of Services:

(See following sections for specific task)

- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Security
- Information Technology
- Audio-Visual
- Commissioning
- LEED

- Sustainability
- Building Assessment

Document Submittals:

- Schematic Design (SD)
- Design Documents (DD)
- Construction Documents Review – 50%
- Construction Documents Review – 90%
- Issue for Permit
- Issue for Bid
- Issue for Construction