



## JUDSON INDEPENDENT SCHOOL DISTRICT

---

**Meeting Date:** December 18, 2025

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

**Agenda Item:** Consider and take action approving the selection of architectural services for the Districtwide Long-Range Facility Plan and Education Specification.

### CONSENT ITEM

#### **RECOMMENDATION:**

It is recommended that the Board approve the selection of Corgan Associates, Inc. to provide the architectural services for the districtwide Long-Range Facility Plan and Education Specification project 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 the architectural services for a turnkey Long-Range Facility Plan and an Education Specification for Judson ISD in compliance with Texas Administrative Code (TAC) 19.61.1040. This establishes the School Facilities Standards for Construction and applies to the construction or renovation of school facilities on or after November 1, 2021, that are receiving state funding. Expenditures will be made from Bond 2016 funds at a total estimated cost of \$288,750.00.

#### **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 funds at a total estimated cost of \$288,750.00. The scope of work includes but is not limited to providing the architectural services for a turnkey Long-Range Facility Plan and an Education Specification for Judson ISD in compliance with Texas Administrative Code (TAC) 19.61.1040. This establishes the School Facilities Standards for Construction and applies to the construction or renovation of school facilities on or after November 1, 2021, that are receiving state funding. 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:** December 18, 2025

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

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

**Project:** Districtwide Long-Range Facility Plan and Education Specification

The Department of Facilities Planning has found Corgan Associates, Inc. to be a highly qualified firm to provide architectural services for the Districtwide Long-Range Facility Plan and Education Specification project.

- Corgan Associates, Inc.
- VLK Architects, LLC.
- Garza / Bomberger & Associates, PLLC.
- Pfluger Architects, Inc.

The scope of work includes but is not limited to providing the architectural services for a turnkey Long-Range Facility Plan and an Education Specification for Judson ISD, in compliance with Texas Administrative Code (TAC) 19.61.1040. This establishes the School Facilities Standards for Construction and applies to the construction or renovation of school facilities on or after November 1, 2021, that are receiving state funding.

The long-range facility plan will consist of both instructional and non-instructional campuses districtwide and will meet Texas Administrative Code requirements.

The education specification documents will be for a middle school, and a high school, and will comply with Texas Administrative Code requirements.

The total estimated cost to procure these design and architectural services is \$288,750.00 (Basic Services \$267,500.00, Reimbursable Expenses \$7,500.00 and Owner Contingency \$13,750.00).

Expenditures will be made from Bond 2016 funds.

Corgan Associates, Inc. were selected from a pool of highly qualified architectural firms that submitted to RFQ 23-19 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 architectural services, as being qualified on August 15, 2024.

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

---

7980 Pat Booker Road • Live Oak, Texas 78233 • (210) 945-5542 • [www.judsonisd.org](http://www.judsonisd.org)

It is the policy of Judson Independent School District not to discriminate on the basis of age, race, religion, color, national origin, sex, marital or veteran status, disability or other legally protected status in its programs, services or activities as required by Title VI of the Civil Rights Act of 1964, as amended; Title IX of the Education Amendments of 1972; and Section 504 of the Rehabilitation Act of 1973, as amended. The following person has been designated to handle inquiries regarding the non-discrimination policies: Executive Director of Human Resources, 8012 Shin Oak, Live Oak, TX, 78233. (210) 945-5608.

**19 Tex. Admin. Code § 61.1040 - School Facilities Standards for Construction  
(on or after November 1, 2021)**

(d) Educational adequacy.

**(1) Long-range facility plan.** A school district shall ensure that a capital improvement project subject to this section complies with the requirements and standards as follows.

(A) Elements. The long-range facility plan shall include all of the following elements that apply to the facility and project and must also be updated prior to commencement of construction to include the access control document required in subsection (k)(1)(B) of this section:

- (i) existing and proposed instructional programs at the project campus, including special education, dual language, course offerings, and partnerships;
- (ii) the age and condition of all buildings and systems at the project campus;
- (iii) history of completed capital improvement projects at the facility;
- (iv) site evaluation of the project campus, including, but not limited to, overall site; shape; useable land; suitability for intended use as well as planned improvements; adequate vehicular, pedestrian, and emergency access; queueing; parking; and site amenities;
- (v) the school district's educational specifications;
- (vi) the school district's enrollment projections, maximum student enrollment of the facility, and the facility's maximum instructional capacity, if applicable; and
- (vii) the noncompliance, partial compliance, or full compliance with each of the safety and security standards required in subsection (k) of this section.

(B) Process. The process of developing the long-range facility plan shall consider input from teachers, students, parents, taxpayers, and other school district stakeholders.

(C) Compliance. The requirement for a long-range facility plan is met when a school district completes the long-range facility plan, presents it to the school district board of trustees, and makes it available to the prime design professional for a capital improvement project. The long-range facility plan expires after five years from the date of the final plan presented to the school district board of trustees and must be updated prior to commencement of a subsequent capital improvement project. A long-range facility plan developed as part of a district-wide long-range facilities plan may be used to satisfy this requirement.

**(2) Educational specifications.** A school district shall ensure that a project for new construction and major renovation subject to this section complies with the requirements and standards as follows.

(A) Elements. Educational specifications are a written document prepared by the school district and approved by the school district board of trustees and shall include all of the following:

- (i) the school district mission, vision, goals, and pedagogy;
- (ii) preliminary details related to facility type, grades served, and maximum student enrollment;
- (iii) pertinent provisions of the multi-hazard emergency operations plan that may inform the functionality of the built environment, including how the district complies with TEC, § 37.108;
- (iv) a written statement that includes:

(I) inclusive design goals and considerations supported by the school district; and  
(II) how inclusive design should be addressed in new and renovated facility designs;  
(v) minimum total square footage required to comply with the quantitative method of compliance; and

(vi) innovative teaching or operational practices intended for implementation at the instructional facility that may lead to the use of the qualitative method of compliance.

(B) Schedule. An educational specification shall be created for each campus type. If the design and construction of a new campus or major renovation of an existing campus differs substantially from an educational specification that exists for the same campus type, a separate educational specification must be developed. Educational specifications shall be initiated upon the first proposed project of its type and must be completed prior to initiating the planning or programming phase of a project. Each educational specification must be updated after five years from the date of approval.

(C) Compliance. The requirement for educational specifications is met when a school district delivers the approved document to the architect.



# Tabulation

## Districtwide Long-Range Facility Plan and Education Specification

Vendor	Ranking
--------	---------

### SUMMARY

Corgan Associates, Inc.	1
VLK Architects, LLC.	2
Garza / Bomberger & Associates, PLLC.	3
Pfluger Architects, Inc.	4

### 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

December 1, 2025

Mr. Benjamin Mora, CTSBS  
Executive Director, Facilities & Planning Department  
7980 Pat Booker Road  
Live Oak, Texas 78233

**RE: Judson ISD Long Range Facility Planning Phase 2, Non-Instructional District Assessments, Middle School and High School Educational Specifications**

Dear Mr. Mora:

Corgan is pleased to provide you with the following proposal to assist Judson ISD in developing a comprehensive district-wide Long-Range Facility Plan, additional district assessments and Education Specifications. As per our conversation, the Facility Planning support that Corgan will be providing Judson ISD will include the following services:

- Compile a comprehensive LRFP report consisting of district-wide campuses (Instructional & Non-Instructional) for final presentation of District-Wide Long Range Facility Planning. Comprehensive LRFP to include reports previously completed by Corgan for Primary Campuses and reports previously completed by RVK for Secondary Campuses. This plan will meet Texas Administrative code description of the requirements; see attached appendix for specifics
  - Additional information required includes instructional program information for each campus, not identified in the facility conditions assessments
  - History of completed capital projects for all campuses
  - Enrollment projections and instructional capacity, which will require multiple meetings with stakeholders and Board input
  - Compliance with safety and security standards that were not originally included in the FCA's
- Facility Conditions Assessments with architectural and MEP systems only. No Civil, Food Service, Technology/AV or Accessibility (TAS) assessments will be performed for these campuses. Analysis and cost estimating of non-instructional district campuses (6 parcels, multiple buildings)
  - Parcel A (BCAD 299576)
    - Administrative District Office
    - Educational Resource Center
  - Parcel B (BCAD 1135457)
    - Athletic Dept
    - Frank Arnold Sports Complex
    - Rutledge Stadium
    - Transportation Dept
  - Parcel C (BCAD 310513)
    - Child Nutrition/ Central Kitchen

- Police Dept
  - Transportation shop
- Parcel D (BCAD 1135442)
  - District Warehouse
  - Maintenance Dept
- Parcel E (BCAD 297127)
  - Facilities Construction Dept
  - JTECH Building
  - Technology Warehouse
- Parcel F (BCAD 294836)
  - Judson Aquatic Athletic Center (Coronado Village Pool)
- Undeveloped land assessment, suitability and analysis. General analysis of overall site, drainage pattern, utility infrastructure and suitability of site for district use. Civil services, soil testing and traffic impact analysis is not included in this assessment.
  - Parcel G (Multiple undeveloped parcels; BCADs vary)
    - 1428269 Ratama Park
    - 290752 E Evans Road
    - 619034 Graytown Road
    - 313927 Winsford Drive
    - 1251884 Foster Road
- Education Specifications
  - Develop and present a district Middle School Educational Specification document complying with Texas Administrative Code requirements
  - Develop and present a district High School Educational Specification document complying with Texas Administrative Code requirements
- Corgan will assist Judson ISD with any required Board Meetings / Presentations of this information to facilitate the approval of the district-wide long range facility plan, education specifications and district-wide assessments.

#### FEE PROPOSAL

Corgan proposes to provide Basic Services as described above for a fixed fee:

- Comprehensive Long Range Facility Planning Report: \$100,000.00 fixed fee
- Additional Facility Assessments (see above for full list): \$60,000.00 fixed fee
- \*Add \$4,200 to fee if Technology & Security Assessments are to be included
- Land Parcel Analysis / Assessments (5) \$3,500.00 per site
- Middle School Education Specification: \$40,000.00 fixed fee
- High School Educational Specifications: \$50,000.00 fixed fee

---

**\$267,500.00 fixed fee**

#### REIMBURSABLE EXPENSES

Corgan proposes to provide additional services for project reimbursables in the Not to Exceed amount of \$7,500.00. Reimbursables to include any owner requested book prints of the LRFP or assessment

documents, large format presentation boards or other materials, community meeting printing and miscellaneous supplies.

**ADDITIONAL SERVICES**

The Architect's basic services do not include permitting fees, surveying, geotechnical, material testing, asbestos abatement and monitoring, test & air balance, third-party code review or third-party roof observation.

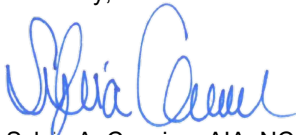
Architect's basic services do not include any modification to the Elementary Education Specification, which will be referenced within the LRFP and was provided by the Owner. All demographic information and studies to be provided by Owner for reference and use in the LRFP recommendations.

Should the client request any additional design services, Corgan will provide Additional Services on an hourly billing rate basis.

Should the client request any supplemental and additional services of the Architect's consultants, not included in basic services, compensation shall be the amount invoiced plus 1% (1.01), except for the services of Geotechnical Engineer and Surveyor which shall be the amount invoiced to the Architect plus 5% (1.05) as mark-up.

We appreciate the opportunity to submit a proposal to Judson ISD for this scope of work. Please contact us if you have any additional questions.

Sincerely,



Sylvia A. Cancino, AIA, NCARB  
Principal – San Antonio Education Studio Leader  
Corgan

Accepted:

---

**Dr. Milton Fields**  
**Superintendent of Schools**

---

**Date:**

**Attachments:**

2025 Terms and Conditions  
Corgan Standard Hourly Rates  
List of Non-Instructional Campuses by Parcel Reference ID  
Texas Administrative Code 61.1040



Work Order System ID	Deapartment/Building	Property ID (BCAD)	Parcel Reference Number
1	Administrative District Office - 701	299576	A1
2	Athletic Department - 809	1135457	B1
3	Child Nutrition Department - 919	310513	C1
4	District Warehouse - 930	1135442	D1
5	Educational Resource Center - 780	299576	A2
6	Facilities Construction Dept (923) - (Pat Booker Road)	297127	E1
7	Frank Arnold Sports Complex	1135457	B2
8	JAAC - Judson Aquatic Athletic Center (Coronado Village Pool)	294836	F1
9	JMS -STEM Academy - A/3rd Floor - 840	307781	
10	JMS -Tech Processing Center -Bldg. D-101	311601	
11	JTECH Building/Technology	297127	E2
12	Judson CARE Academy 005 (New Aug 2022)	310513	
13	Judson Early College Academy - 009	1099434	
14	Judson Learning Academy - 003	167588	
15	Maintenance Department 918	1135442	D2
16	Performing Arts Center 007	1135457	
17	Police Department - 935	310513	C2
18	Retama Park Property - Empty property	1428269	G1
19	Rutledge Stadium	1135457	B3
20	Technology Warehouse - 830 (Pat Booker Road)	297127	E3
21	Transportation Department - 922	1135457	B4
22	Wagner Wraparound	990979	
23	Athletic Department - 809	1135457	B5
24	Candlewood Elementary - 112	327076	
25	Child Nutrition Department - 919	310513	C3
26	CIBOLO CREEK MS	1294928	
27	Converse Elem. - 101	1103509	
28	Copperfield Elementary - 119	1195082	
29	Coronado Village Elementary - 104	294835	
30	Crestview Elementary - 106	297190	
31	Elof Elementary - 113	320962	
32	Escondido Elementary - 123	1254638	
33	Frank Arnold Sports Complex	1135457	B6
34	Franz Elementary - 103	297686	
35	Hopkins Elementary - 102	327826	
36	James Masters Elementary - 117	1137291	
37	JMS Bldg. B - Adult & Comm ED	311601	
38	JMS -STEM Academy - A/3rd Floor - 840	307781	
39	Judson CARE Academy 005 (New Aug 2022)	310513	
40	Judson Early College Academy - 009	1099434	
41	Judson High School - 001	1135457	
42	Judson Learning Academy - 003	167588	
43	Judson Middle School - 045	311601	
44	Kirby Middle School - 041	1196603	
45	Kitty Hawk Middle School - 042	307781	
46	Mary Hartman Elementary - 115	674064	
47	Metzger Middle School - 044	322813	
48	Millers Point Elementary - 111	305902	
49	Olympia Elementary - 109	296472	
50	Park Village Elementary - 105	674063	
51	Paschall Elementary 114	623084	
52	Performing Arts Center 007	1135457	
53	Ricardo Salinas Elementary - 116	1097051	
54	Rolling Meadows Elementary 118	1147756	
55	Rutledge Stadium	1135457	B7
56	Spring Meadows Elementary - 110	318274	
57	Veterans Memorial High School - 010	1440233	
58	Wagner High School - 008	990979	
59	Wagner Wraparound	990979	
60	Woodlake Elementary - 107	315879	
61	Woodlake Hills Middle School - 043	673647	
62	Wortham Oaks Elementary - 124	1294928	
63	Undeveloped Parcel	290752	G2
64	Undeveloped Parcel (Future Campus)	619034	G3
65	Undeveloped Parcel	313927	G4
66	Undeveloped Parcel (Future Campus)	1251884	G5