



Meeting Date: December 12, 2024 **Agenda Type:** Action Items

From: Jill Barney **Reviewed by:** Shawn Schorn
Project Manager Director of Business Planning

Submitted by: Mark Steelman **Approved by:** Ryan Kelso
Chief Operations Officer Chief Executive Officer

RECOMMENDED ACTION: Authorize the CEO or His Designee to Negotiate and Execute AIA Document A133—Guaranteed Maximum Price Amendment No. 1 with SpawGlass Contractors, Inc., for the New Braunfels Utilities Headquarters Facility Project Located on a 76-acre Tract of Property at the Intersection of Engel Road and IH-35

BACKGROUND

On March 28, 2024, the New Braunfels Utilities (“NBU”) Board of Trustees approved an AIA Agreement (the “Agreement”) with SpawGlass Contractors, Inc. (“SpawGlass”) for the NBU Headquarters Facility Project (the “Project”). The Project scope includes but is not limited to the construction of multiple buildings, including up to a 200,000-square-foot office building intended to house up to 725 full-time employees; a 20,000-square-foot climate-controlled warehouse facility with a dock area for fleet vehicle access and separate access for vendor delivery; a 30,000-square-foot equipment-building; a 20,000 square foot vehicle maintenance facility with vehicle lift capability, fluids distribution, overhead lift capabilities, and exhaust evacuation capabilities. The design will include surface parking for approximately 880 vehicles distributed throughout the site for visitor and contractor parking, employee parking, fleet parking, and short-term parking for deliveries.

To authorize SpawGlass to begin work on the Project, NBU and SpawGlass desire to amend the Agreement to include Guaranteed Maximum Price #1 (“GMP #1”) for completing preconstruction services for electrical design assist and plumbing & HVAC Design Assist (the “First Amendment”). The total amount of the First Amendment is \$716,968.00.

NBU staff plans to bring subsequent Guaranteed Maximum Price Amendments to the Board, as the project team receives pricing to complete the project.

NBU staff requests that the Board approve the First Amendment to the Agreement with SpawGlass for the Project.

This item is being presented to the Board because it modifies the Agreement beyond the parameters the Board previously approved.

FINANCIAL IMPACT

The financial impact of the First Amendment to the Agreement is \$716,968.00. This is a portion of the total Board approved Project Budget of \$145,000,000.00. The Project is budgeted within the Fiscal Years 2024 through 2027 NBU Board approved Capital Improvement Projects Budget.

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Safety and Security

EXHIBITS

1. A133 2019 – GMP #1 Amendment
2. Phased Cost Estimate Summary Sheet