



Meeting Date: September 25, 2025 **Agenda Type:** Action Items

From: Dan Redhead **Reviewed by:** Darrin Jensen
Project Manager Director of Enterprise Project
Management Office

Submitted by: David Hubbard **Approved by:** Ryan Kelso
Chief Administrative Officer Chief Executive Officer

RECOMMENDED ACTION: Discuss and Consider Approval of AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor with SpawGlass Contractors, Inc., for the Construction of the Proposed New Braunfels Utilities Backup Operations Center Project Located at 415 Gruene Road

BACKGROUND

On February 28, 2024, New Braunfels Utilities (“NBU”) staff issued Request for Proposal (“RFP”) 24-0082 for construction of the NBU Backup Operations Center (the “Project”). NBU received nine responses to the RFP and deemed all respondents qualified.

The project team evaluated all proposals and recommends the selection of SpawGlass Contractors, Inc. (“SpawGlass”), based on the criteria specified in the RFP as follows:

- (i) proposer profile;
- (ii) proposer qualifications and related experience;
- (iii) project approach, and;
- (iv) respondents’ technical information and cost.

The Project scope includes but is not limited to the construction of a 8,192 square foot (“SF”) Back Up Operations Center and associated sitework, paving and utilities on NBU property at 415 Gruene Road (the “Project”).

NBU staff requests that the Board of Trustees approve the AIA Standard Form of Agreement between NBU and SpawGlass for the construction of the NBU Backup Operations Center.

FINANCIAL IMPACT

The financial impact to NBU for this Agreement is \$6,833,033.00. This is being budgeted from the NBU Fiscal Year 2025 capital budget.

LINK TO STRATEGIC PLAN

Customers and Community

Infrastructure and Technology

Safety and Security

EXHIBITS

1. A101-2017 AIA Standard Form of Agreement
2. A201-2017 AIA General Conditions of the Contract for Construction