



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

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: Authorize the CEO or His Designee to Negotiate and Execute a Second AIA Document G802-2017 Amendment to the Professional Services Agreement with Robert E. Lamb, Inc. for the Proposed New Braunfels Utilities Backup Operations Center Project Located at 415 Gruene Road to Add Permit Coordination, Bidding Support Services, and Construction Administration Services

BACKGROUND

On August 27, 2020, New Braunfels Utilities (“NBU”) Board of Trustees approved an AIA contract (“the Contract”) with R.E. Lamb (the “Professional”) for site selection, design, engineering services, and construction administration (“Original Services”) for the NBU Backup Operations Center (“BOC”) formerly known as the NBU Disaster Recovery Facility to be completed by June 30, 2023 (the “Project”).

The Project was suspended for approximately twelve months for a feasibility assessment and property survey of an existing facility, formerly known as the New Braunfels Law Enforcement Center, located at 1488 South Seguin Avenue in New Braunfels, for consideration as a possible alternate location for the Backup Operations Center in effort to reduce overall building cost per square foot, and observations from winter storm Uri helped NBU and the Professional identified additional requirements. The feasibility study determined the South Seguin site was not appropriate to serve as a NBU’s BOC and led to the discovery of additional design features needed for the BOC that will be located at 415 Gruene Rd.

The additional facility features identified by NBU and the Professional as a result of the the feasibility assessment include: (i) change of building envelope from a pre-engineered structure to masonry construction, (ii) design of structural steel building frame, (iii) redesign of foundations based on the new steel layout and building weight, (iv) redesign of building envelope from metal panel to CMU, (v) new roof design, (vi) adjustment of penetrations and wall details required for interface with CMU walls, (vii) change of fence type from palisade-style to concrete panel-style, including fencing foundations and framing design, (viii) change of temporary bunk room to permanent dormitory, per IBC, and change wall details, ventilation requirements, and fire alarm system to accommodate, (ix) add secondary communications conduit line from Tulip Lane, (x) modify data and communications box locations, (xi)

change primary electrical feed location to Gruene Road and coordinate electrical/site design for new duct bank, (xii) retain Combs Consulting Group to provide technology and security system design. Amend base design drawings to accommodate these changes, (xiii) address configuration of site drives, dumpster location, and Tulip Lane gate to improve solid truck circulation, (xiv) re-engage design team to finalize design documents and prepare for advertising for competitive sealed proposals, and (xv) review project and documents with the City to address new criteria and permitting instructions (“New Services”).

NBU and the Professional desire to amend the Contract to add design and work for all above items, referred to as (i) New Services, (ii) authorize additional compensation for the New Services, and (iii) extend the completion time to September 30, 2026.

NBU staff requests that the Board of Trustees approve the Second Amendment to the Contract (the “Second Amendment”), which includes (i) Construction Administration Services, (ii) Bidding Support Services, and (iii) Permit Process coordination. This item is being presented to the Board because the total amount for the professional services agreement, including this amendment, exceeds \$500,000.00.

FINANCIAL IMPACT

The total financial impact of the Second Amendment is \$125,000.00. The total contract amount for the Contract, the First Amendment, and the Second Amendment with the Professional for the Project is \$661,500.00. The Project is budgeted within the Fiscal Year 2023 through Fiscal Year 2026 NBU Board-approved Capital Improvement Projects Budget as NBU Backup Operations Center.

LINK TO STRATEGIC PLAN

Infrastructure and Technology

Safety and Security

EXHIBITS

1. Second Amendment to the Contract with R.E. Lamb