



Meeting Date:	<u>March 27, 2025</u>	Agenda Type:	<u>Action Items</u>
From:	<u>Dan Redhead</u> Project Manager	Reviewed by:	<u>Jacob Tschoepe</u> Program Portfolio Manager
Submitted by:	<u>Mark Steelman</u> Chief Operations Officer	Approved by:	<u>Ryan Kelso</u> Chief Executive Officer

RECOMMENDED ACTION: Authorize the CEO or His Designee to Negotiate and Execute an AIA Document A133—Guaranteed Maximum Price Amendment No. 4 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 for Structural Steel Early Release Package

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 a 140,994-square-foot office building intended to house up to 725 full-time employees; a 60,366-square-foot climate-controlled warehouse facility with a dock area for fleet vehicle access and separate access for vendor delivery; a 25,051-square-foot-equipment-building; a 17,637 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. On December 12, 2024, the NBU Board approved the execution of 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”) totaling \$716,968.00. On January 30, 2025, the NBU Board approved the execution of the Agreement to include Guaranteed Maximum Price #2 (“GMP #2”) for Electrical Gear & Generator (the “Second Amendment”) totaling \$3,321,297.00. Also, on January 30, 2025, the NBU Board approved the execution of the Agreement to include Guaranteed Maximum Price #3 (“GMP #3”) for Site Utilities, TXDOT, and Demolition (the “Third Amendment”) totaling \$21,084,904.00.

NBU staff has secured additional pricing for Guaranteed Maximum Price #4 (“GMP #4”), Structural Steel Early Release Package. The scope of work includes but is not limited to, procurement, fabrication, and erection of the early-release structural steel package. The total cost impact of GMP #4 is \$6,527,752.00.

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 GMP #4 with SpawGlass for the Project.

This item is being presented to the Board because the total amount of the contract exceeds \$250,000.00

FINANCIAL IMPACT

The financial impact to NBU for GMP #4 is \$6,527,752.00. This is being budgeted from the NBU Fiscal Year 2025 capital budget.

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Safety and Security

EXHIBITS

1. A133 Exhibit A-2019-1660
2. A133 Exhibit B GMP #4 Amendment
3. A133 Exhibit C Cost Estimate and Clarifications