



**Meeting Date:** February 27, 2025      **Agenda Type:** Consent Items for Action

**From:** Adam Willard, P.E.      **Reviewed by:** Michael Short, P.E.  
Chief Engineer of Water      Director of Water Services and  
Services      Compliance

**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 a Construction Contract with Landmark Structures I, LP for the Construction of the FM 1044 Elevated Storage Tank Project

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## BACKGROUND

On November 6, 2024, New Braunfels Utilities (“NBU”) issued a request for bids for the FM 1044 Elevated Storage Tank Project, which includes (i) construction of a new 2.0-million-gallon (“MG”) AWWA D107 Composite Elevated Storage Tank (“EST”); (ii) installation of associated electrical, instrumentation, and SCADA improvements; (iii) site improvements, including site preparation, clearing and grubbing, grading improvements, drainage improvements, concrete drainage pipe, and driveways; (iv) installation of approximately 880 linear feet (“LF”) of 24-inch water line and connections, valves, fire hydrants, fittings, water line tie-in, disinfection, and testing; (v) installation of approximately 50 LF of 12-inch water line and connections, valves, fittings, water line tie-in, disinfection, and testing; (vi) installation of approximately 40 LF of 4-inch sanitary sewer line and connection to existing 8-inch sanitary sewer line; and (vii) all other appurtenances necessary to complete the Project (the “Project”). The Project will add an additional 2.0 MG of elevated water storage to the Morningside Pressure Zone.

On December 5, 2024, NBU received two (2) bids for the Project during the public bidding process. The project team evaluated the bids and recommends the selection of Landmark Structures I, LP (“Landmark”) for the Project. Landmark was selected as the respondent who provides the best value to NBU based on the selection criteria, the weighted value for those criteria, and the ranking evaluation, including their cost of work, proposed schedule, past performance on similar projects, overall qualifications, available resources, corporate history, and references. Landmark’s proposal includes a base bid of \$11,984,000.00, which was the lowest base bid out of the 2 (two) respondents.

NBU staff requests that the Board of Trustees approve the Construction Contract Agreement (the “Contract”) with Landmark for the Project.

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

## FINANCIAL IMPACT

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The total financial impact of the Contract with Landmark for the Project is \$11,984,000.00. The Project is budgeted within the Fiscal Year 2025 through Fiscal Year 2027 NBU Board approved Capital Improvements Projects Budget. Anticipating the need for project change orders, a contract contingency of \$600,000.00, which is approximately 5% of the total contract amount, will be added to the project construction budget. The total contract amount plus contingency is \$12,584,000.00.

## LINK TO STRATEGIC PLAN

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### Infrastructure and Technology

## EXHIBITS

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### 1. Bid Tab and Evaluation Criteria – (RFB 25-0034)

| Bid Tab                   |                          |
|---------------------------|--------------------------|
| <b><i>Bidder</i></b>      | <b><i>Total Cost</i></b> |
| Landmark Structures I, LP | \$11,984,000.00          |
| Caldwell Tanks, Inc.      | \$14,989,000.00          |

| <b>Evaluation Criteria</b>  | <b>Possible Points</b> | <b>Caldwell Tanks, Inc.</b> | <b>Landmark Structures I, LP</b> |
|---|------------------------|-----------------------------|----------------------------------|
| 1. Proposed Schedule/Contract Time  | <b>20</b>              | 1.3                         | 12.0                             |
| 2. Past Performance on Similar Projects   | <b>10</b>              | 6.0                         | 6.0                              |
| 3. Overall Qualifications, Reputation, Past Relationship with NBU and Public Owners | <b>7.5</b>             | 2.0                         | 6.5                              |
| 4. Available resources to complete the Project                                      | <b>7.5</b>             | 2.5                         | 4.5                              |
| 5. The Contractor's corporate history and stability                                 | <b>2.5</b>             | 0.7                         | 1.7                              |
| 6. References   | <b>2.5</b>             | 1.3                         | 1.5                              |
| Cost of the Work  | <b>50</b>              | 40.0                        | 50.0                             |
| <b>TOTAL POINTS</b>   | <b>100</b>             | <b>53.8</b>                 | <b>82.2</b>                      |
| <b>Rank</b>   |                        | <b>2</b>                    | <b>1</b>                         |

2. Construction Contract with Landmark
3. Letter of Recommendation from FNI