



**Meeting Date:** June 25, 2026      **Agenda Type:** Consent Items for Action

**From:** Adam Willard, P.E.      **Reviewed by:** Michael Short, P.E.  
Chief Engineer of Water      Director of Engineering  
Systems

**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 Associated Construction Partners, Ltd for the Construction of the Well 6 Improvements Project

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## **BACKGROUND**

On March 10, 2026, New Braunfels Utilities (“NBU”) issued a request for bids for the Well 6 Site Improvements Project, which includes (i) demolition of existing Well 6 facilities with the exception of the well pump and motor; (ii) preparation of site including tree removal and construction staking; (iii) construction of concrete masonry unit building with heating, ventilation and air-conditioning, plumbing, electrical, variable frequency drive, and chemical equipment; (iv) installation of instrumentation controls, security controls, supervisory control and data acquisition, and chemical feeds; (v) storm water pollution prevention; (vi) installation of emergency generator and automatic transfer switch; (vii) two (2) chemical bulk storage canopies; (viii) flowmeter, valves, and approximately 135 linear feet of 14-inch ductile iron pipe; (ix) installation of fencing and gates; (x) site grading; (xi) driveway; (xii) restoration; and (xiii) all other appurtenances necessary to complete the Project (the “Project”). The Project will replace aging infrastructure at the facility that has reached or exceeded its useful life.

On April 9, 2026, NBU received three (3) bids for the Project during the public bidding process. The Project team evaluated the bids and recommends the selection of Associated Construction Partners, Ltd (“ACP”) for the Project. ACP was selected as the respondent that 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. ACP’s proposal includes a base bid of \$5,069,890.00.

NBU staff requests that the Board of Trustees approve the Construction Contract Agreement (the “Contract”) with ACP 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 ACP for the Project is \$5,069,890.00. The Project is budgeted within the Fiscal Year 2026 through Fiscal Year 2028 NBU Board approved Capital Improvements Projects Budget. Anticipating the need for Project change orders, a contract contingency in the amount of \$250,000.00, which is approximately 5% of the total contract amount, will be added to the Project construction budget. The total Contract amount plus contingency is \$5,319,890.00.

## **LINK TO STRATEGIC PLAN**

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### **Customers and Community**

### **Infrastructure and Technology**

### **Stewardship**

## **EXHIBITS**

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1. Construction Contract with ACP
2. Bid Tabulation – (RFB 26-0047A)

Bid Tabulation (RFB 26-0047A)		
<b>1</b>	J.T. Vaughn Construction, LLC	\$4,786,635.40
<b>2</b>	Pesado Construction, Inc.	\$5,056,970.00
<b>3</b>	Associated Construction Partners, Ltd.	\$5,069,890.00

3. Bid Evaluation Matrix – Competitive Sealed Proposal (RFB 26-0047A)

Bid Evaluation Matrix				
Item	Criteria	Associated Construction Partners, Ltd.	J.T. Vaughn Construction LLC	Pesado Construction Company, Inc.
1.	Cost of the Work	47.21	50	47.33
2.	Proposed Schedule/Contract Time	16	8	10
3.	Past Performance on Similar Projects	10	7.5	7.5
4.	Overall Qualifications, Reputation, Past Relationship with NBU, and Public Owners.	8.75	10	8.75
5.	Available Resources to Complete the Project	1.25	1.75	1.25
6.	The Contractor's Corporate History and Stability	1.25	2	1.25
	Total Score	84.46	79.25	76.08