



June 16, 2025

Via Electronic Mail

Mr. Mike Mann, PE
Director of Utilities
City of Boerne
447 N Main St.
Boerne, Texas 78006

**RE: Recommendation Letter – Lowest Responsive Bidder
City of Boerne, TX
Ammann Road Ground Storage Tank and Pump Station Project**

Dear Mr. Mann:

On June 3rd, 2025, at 2:00 PM, the City of Boerne received seven (7) bids via physical submission for construction of the above referenced project. The Ammann Road Ground Storage Tank (GST) and Pump Station Project includes a 1.0 MG GST with a 0.56 MG GST alternate, a pump station with associated electrical and instrumentation, a sodium hypochlorite disinfection system, and various site improvements.

Kimley-Horn evaluated the submitted bids from the following bidders (listed in order of base bid total amount from lowest to highest) with the purpose of identifying any errors that were apparent in the submitted Bid Forms:

- Pesado Construction
- Keeley Construction
- Taknek LLC
- Associated Construction Partners
- M5 Utilities
- Payton construction
- C C Carlton Industries

Bids were checked to ensure the bid bond was provided, acknowledgment of addenda was signed, qualifications for equipment suppliers were met, the HB – 1295 form was provided, evidence of signing authority was provided, and subcontractor list was provided. One error was noted in Keeley Construction's bid that the signed addenda acknowledgment was provided but not signed.

Based upon our review of the qualifications and references, it is our opinion that Pesado Construction Company is the lowest qualified bidder for the Ammann Road Ground Storage Tank and Pump Station Project for the base bid total amount of \$8,907,229.00. This total amount is based on the following bid items:

1. Site Improvements: \$1,863,237.00
2. 1.0 MG Ground Storage Tank: \$1,740,725.00
3. Pump Station: \$1,340,244.00
4. Pump Station Building: \$515,000.00
5. Structural: \$77,619.00
6. Electrical, I&C, and SCADA: \$2,631,200.00
7. Startup and Commissioning: \$23,705.00
8. Electrical Service Allowance: \$30,000.00
9. Utility Service Relocation Allowance: \$15,000.00
10. Mobilization (10% of Items 1-7): \$670,499.00

Base Bid \$8,907,229.00

2A. Difference Between 0.56 MG and 1.00 MG Ground Storage Tank: \$227,276.54

Alternate Bid \$8,679,952.76

We recommend the contract be awarded to Pesado Construction Company. Should you have any questions, do not hesitate to call me at 210-321-3414.

Sincerely,

Kimley-Horn and Associates, Inc.
State of Texas Registered Firm #928



V. Ryan Sowa, P.E.

Attachments: Project Reference Verification
 Bid Tabulation

Project Reference Check Form
Pesado Construction Company– Project 1

Project Name:	Highland Estates Unit 1 Montana Pass Floating GST
Utility/Owner name:	San Antonio Water System (SAWS)
Utility/Owner Project Manager's name and contact information to include a valid, recently verified email and telephone number:	Angel Morales-Vazquez angel.morales-vazquez@saws.org 210-233-3754
Proposed Contractor's Key Personnel who participated on this project:	Shane Ahrens, Thomas O'Sullivan, Shane Hudson, Joel Schwerelk
Key Personnel's role on this project:	In order – Project Manager, Supervisor, Supervisor, and Superintendent
Questions	
Do you recall the Project?	Yes
When was your project completed?	October 25, 2018
Any change orders on the project? If so, were they contractor driven or owner driven?	5 change orders, mostly owner requested for small design choices
Was project completed on time and within budget?	Completed within time and budget
Were there any significant issues / problems?	This was a developer project and developer's consultant Engineer of record was relocated to another company so there were issues with that, but they were not the contractor's fault.
Was the contractor cooperative and easy to work with to solve any issues that may have come up?	It was their first water plant that they did with us, and there were growing pains but eventually the project was successful.
Overall Satisfaction? If given opportunity, would you hire this contractor again in the future?	They do good pipeline work, and they are growing slowly in their facilities work. I would work with them again, but the growing pains were present on this project.
Can you rate this company on a scale from 1 to 5? 1 being the lowest and 5 being the highest.	
Quality of workmanship	4
Ease to work with	3
Kept to schedule	4
Adhered to contract	4
Work site kept clean & organized	3-4
Communication between parties	3
Offered sound advice	3-4
Was willing to work through problems	3-4

Pesado Construction Company – Project 2

Project Name:	Grandview Pump Station
Utility/Owner name:	New Braunfels Utilities
Utility/Owner Project Manager's name and contact information to include a valid, recently verified email and telephone number:	Lee Perry 830-608-8924 mperry@nbutexas.com
Proposed Contractor's Key Personnel who participated on this project:	Shane Ahrens (not with Pesado anymore), Clint Smith, Peter McMahon
Key Personnel's role on this project:	
Questions	
Do you recall the Project?	Yes, pump station and ground storage tank replacement and upsize, and well pump upgrades at the well 4 site
When was your project completed?	Project has been substantially complete for some time. April 3, 2023. Had to work through some issues with Eaton and the VFD's. Waiting on final as built shop drawings from Eaton for the VFD's to final out.
Any change orders on the project? If so, were they contractor driven or owner driven?	One major change order added a pump and motor to this project. Owner driven request.
Was project completed on time and within budget?	Schedule was extended due to lead times on equipment and issues with VFD's. see below.
Were there any significant issues / problems?	The biggest issue was lead times on equipment. This project was occurring right in the middle of COVID. Eaton VFD's were the main culprit for this. Wrong VFD's were delivered and took some time to resolve. Also, the well pump at well 4 had to be pulled and checked by the pump manufacturer.
Was the contractor cooperative and easy to work with to solve any issues that may have come up?	yes
Overall Satisfaction? If given opportunity, would you hire this contractor again in the future?	yes
Can you rate this company on a scale from 1 to 5? 1 being the lowest and 5 being the highest.	
Quality of workmanship	4
Ease to work with	5
Kept to schedule	3
Adhered to contract	5
Work site kept clean & organized	4
Communication between parties	4
Offered sound advice	4
Was willing to work through problems	5

Project Reference Check Form
Pesado Construction Company – Project 3

Project Name:	Biedenharn Pump Station & Tank Site
Utility/Owner name:	Pulte Homes of Texas
Utility/Owner Project Manager's name and contact information to include a valid, recently verified email and telephone number:	Cameron Sasko 210-246-6450 Bart Lamond, blamond@papedawson.com 210-375-9000
Proposed Contractor's Key Personnel who participated on this project:	Brian Thompson & William Brunner
Key Personnel's role on this project:	Project Managers
Questions	
Do you recall the Project?	Yes
When was your project completed?	2023
Any change orders on the project? If so, were they contractor driven or owner driven?	They had a change order for the connection from the air compressor room to the hydropneumatics tank underneath the building got lost between structural engineering and our plans, contractor caught it brought it to their attention and that was the only significant change order
Was project completed on time and within budget?	It wasn't, but this project was during COVID, and they couldn't get the MCC's on schedule despite ordering them immediately after receiving NTP. The construction was completed and then MCC's arrived approximately 6 months later.
Were there any significant issues / problems?	Yes, but they had nothing to do with the contractor or the site, it was offsite connections
Was the contractor cooperative and easy to work with to solve any issues that may have come up?	Absolutely yes
Overall Satisfaction? If given opportunity, would you hire this contractor again in the future?	Yes, would work with them again and have since this project
Can you rate this company on a scale from 1 to 5? 1 being the lowest and 5 being the highest.	
Quality of workmanship	4
Ease to work with	5
Kept to schedule	4
Adhered to contract	4
Work site kept clean & organized	5
Communication between parties	5
Offered sound advice	4
Was willing to work through problems	4

BID TABULATION Project: Ammann Road Ground Storage Tank and Pump Station Bid Submittal: Tuesday, June 3, 2025 Owner: City of Boerne Utilities Department Engineer: Kimley-Horn and Associates, Inc. 10101 Reunion Place, Suite 400, San Antonio, Texas 78216 (210) 541-9166 KHA Project No.: 068657033				Pesado Construction 4848 Sinclair Road San Antonio, TX 78222 210-651-4452		Keeley Construction Group 1993 Wald Rd New Braunfels, TX 78132 210-336-5949		Taknek LLC 4400 West Highway 82 Gainsville, TX 76240 940-641-1041		Associated Construction Partners 215 W Bandera Rd. Ste 114-461 Boerne, TX 78006 210-698-8714		M5 Utilities 10038 Johns Rd. Boerne, TX 78006 830-331-9044		Payton Construction 2311 FM 3237 Wimberley, TX 78676 512-847-3702		CC Carlton Industries 3102 Bee Caves Rd. Ste 200 Austin, TX 78746 512-476-4282		Contractor Average	
				APPARENT LOW BIDDER															
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	AVG UNIT PRICE	TOTAL
	BASE BID																		
1	SITE IMPROVEMENTS	1	LS	\$ 1,863,237.00	\$ 1,863,237.00	\$ 900,000.00	\$ 900,000.00	\$ 350,000.00	\$ 350,000.00	\$ 2,620,000.00	\$ 2,620,000.00	\$ 1,362,820.48	\$ 1,362,820.48	\$ 2,400,000.00	\$ 2,400,000.00	\$ 1,650,000.00	\$ 1,650,000.00	\$ 1,592,293.93	\$ 1,592,293.93
2	1.0 MG GROUND STORAGE TANK	1	LS	\$ 1,740,725.00	\$ 1,740,725.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 1,939,836.51	\$ 1,939,836.51	\$ 2,290,000.00	\$ 2,290,000.00	\$ 2,820,000.00	\$ 2,820,000.00	\$ 2,141,508.79	\$ 2,141,508.79
3	PUMP STATION	1	LS	\$ 1,340,244.00	\$ 1,340,244.00	\$ 1,300,000.00	\$ 1,300,000.00	\$ 1,700,000.00	\$ 1,700,000.00	\$ 1,100,000.00	\$ 1,100,000.00	\$ 1,473,889.71	\$ 1,473,889.71	\$ 1,125,000.00	\$ 1,125,000.00	\$ 1,490,000.00	\$ 1,490,000.00	\$ 1,361,304.82	\$ 1,361,304.82
4	PUMP STATION BUILDING	1	LS	\$ 515,000.00	\$ 515,000.00	\$ 800,000.00	\$ 800,000.00	\$ 494,000.00	\$ 494,000.00	\$ 600,000.00	\$ 600,000.00	\$ 1,688,438.41	\$ 1,688,438.41	\$ 580,000.00	\$ 580,000.00	\$ 743,600.00	\$ 743,600.00	\$ 774,434.06	\$ 774,434.06
5	STRUCTURAL	1	LS	\$ 77,619.00	\$ 77,619.00	\$ 206,000.00	\$ 206,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 548,000.00	\$ 548,000.00	\$ 196,554.49	\$ 196,554.49	\$ 270,000.00	\$ 270,000.00	\$ 300,000.00	\$ 300,000.00	\$ 442,596.21	\$ 442,596.21
6	ELECTRICAL, I&C, AND SCADA	1	LS	\$ 2,631,200.00	\$ 2,631,200.00	\$ 2,750,000.00	\$ 2,750,000.00	\$ 2,200,000.00	\$ 2,200,000.00	\$ 2,300,000.00	\$ 2,300,000.00	\$ 3,001,604.95	\$ 3,001,604.95	\$ 3,350,000.00	\$ 3,350,000.00	\$ 2,482,500.00	\$ 2,482,500.00	\$ 2,673,614.99	\$ 2,673,614.99
7	STARTUP AND COMMISSIONING	1	LS	\$ 23,705.00	\$ 23,705.00	\$ 150,000.00	\$ 150,000.00	\$ 250,000.00	\$ 250,000.00	\$ 5,000.00	\$ 5,000.00	\$ 13,091.48	\$ 13,091.48	\$ 35,000.00	\$ 35,000.00	\$ 40,000.00	\$ 40,000.00	\$ 73,828.07	\$ 73,828.07
8	ELECTRICAL SERVICE ALLOWANCE	1	ALW	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
9	UTILITY SERVICE RELOCATION ALLOWANCE	1	ALW	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
10	MOBILIZATION (10% OF ITEMS 1-7)	1	LS	\$ 670,499.00	\$ 670,499.00	\$ 790,000.00	\$ 790,000.00	\$ 859,400.00	\$ 859,400.00	\$ 500,000.00	\$ 500,000.00	\$ 160,492.15	\$ 160,492.15	\$ 115,000.00	\$ 115,000.00	\$ 900,000.00	\$ 900,000.00	\$ 570,770.16	\$ 570,770.16
	Base Bid Total (Items 1-10):				\$ 8,907,229.00		\$ 9,041,000.00		\$ 9,498,400.00		\$ 9,718,000.00		\$ 9,881,728.18		\$ 10,210,000.00		\$ 10,471,100.00		\$ 9,675,351.03
	ALTERNATE BID																		
2A	DIFFERENCE BETWEEN 0.56 MG AND 1.00 MG GROUND STORAGE TANK	1	LS	\$ (227,276.24)	\$ (227,276.24)	\$ (500,000.00)	\$ (500,000.00)	\$ (300,000.00)	\$ (300,000.00)	\$ (200,000.00)	\$ (200,000.00)	\$ (274,281.14)	\$ (274,281.14)	\$ (390,000.00)	\$ (390,000.00)	\$ (295,000.00)	\$ (295,000.00)		
	Alternate Bid Total (Items 1,2A,3-10):				\$ 8,679,952.76		\$ 8,541,000.00		\$ 9,198,400.00		\$ 9,518,000.00		\$ 9,607,447.04		\$ 9,820,000.00		\$ 10,176,100.00		\$ 9,362,985.69