



San Antonio

# CONSTRUCTION NEWS

The Industry's Newspaper

Happy St. Patrick's Day!

www.constructionnews.net ★ (830) 500-0071 ★ Volume 26 ★ Number 3 ★ MARCH 2026

## From high school intern to global finalist



**G**arrett Mahaffey, a field service technician at **HOLT CAT**® Cleburne, has advanced to the finals of Caterpillar's® inaugural Global Dealer Technician Challenge, earning a place among the top 10 dealer technicians in the world.

Mahaffey secured his spot after competing in the semifinals in Tucson, Arizona, where he faced elite technicians from around the globe. The top five competitors from the Tucson semifinals and the Malaga, Spain semifinals advanced to the finals, which will take place in Peoria, IL from Feb. 22 through 28. The winner will be announced during CONEXPO/CON-AGG in Las Vegas in March.

Mahaffey's career with HOLT CAT® began while he was a senior at Cleburne High School, where he participated in an internship program that provided hands-on experience with heavy equipment and technical service. Following graduation, he was hired full

time by HOLT CAT® as a shop technician and has since advanced to his current role as a field service technician.

"The hands-on experience I gained early in my career gave me a strong foundation and confidence in the field," Mahaffey said. "This competition mirrors the real-world challenges we face every day: diagnosing issues, thinking critically and relying on the fundamentals. Advancing to the finals is a tremendous honor, and it's rewarding to see that day-to-day experience translate onto a global stage."

Mahaffey is the only finalist from Texas and one of just three finalists representing the United States. The 10 finalists represent seven different countries, underscoring the global scope and prestige of the competition.

HOLT CAT's® internship program at Cleburne High School is part of a technician pipeline that is reshaping the skilled trades workforce. Partnerships such as this are essential as the industry works to replace a growing number of retiring technicians. By recruiting and

developing young trade professionals across Texas, HOLT CAT® is working with educators on school-to-work programs that are helping close the skills gap. Caterpillar® estimates that its dealers will need more than 44,000 technicians by the end of 2026.

Caterpillar® launched the Global Dealer Technician Challenge to recognize the essential role dealer technicians play in delivering exceptional customer service and keeping equipment running safely and efficiently. The competition highlights the high-tech, high-impact and high-demand nature of technician careers within the Caterpillar® dealer network.

The road to the global finals began in January 2025, when the top heavy-equipment technicians competed in HOLT CAT's® "Tech Wars" Dealership Finals. Participants demonstrated their expertise in troubleshooting and repairing Caterpillar® equipment, electric power systems and industrial engines.

## A Boon to Architects, Builders and Homeowners



**H**ighend projection technology to cast floor plans and wall detail drawings at one-to-one (1:1) scale has arrived in Central Texas, **Walk Your Plans** – San Antonio & Hill Country today announced. The cutting-edge design facility turns blueprints into life-size, walkable experiences so architects, builders and homeowners can visualize spaces at full-scale and confidently make design decisions before construction begins. Far more advanced than presenting a traditional 2D design, the 7,500-square-foot showroom utilizes seven state-of-the-art projectors, enabling unique interactive capabilities for showcasing and assessing building plans with precision and full understanding. Utilizing an expansive 2,600-square-foot area for projection, the technology transitions seamlessly to different areas of the blueprint to accommodate plans of

any size.

Local Boerne-based entrepreneurs **Johnathan P. Ellis** and **Reanna D. Ellis** recognized the region's need for an immersive blueprint projection facility thanks to their professional backgrounds. A veteran with over a decade of Naval service, Johnathan brings over 20 years of operational and technical leadership across facilities management, engineering services, and blueprint-driven construction environments. Reanna is a seasoned operations and technology leader with over 15 years of experience spanning project coordination, enterprise system implementation, customer engagement, and executive-level support across both public and private sectors. She holds a Bachelor of Science in Industrial Engineering from Texas Tech University.

"We are thrilled to start serving our community with

an affordable, next-generation projection technology that not only brings the design process to life, but also saves clients significant money by reducing change orders," shared Owner and Operator Reanna D. Ellis. "Walking around your new floor plan at 100% scale before you break ground avoids headaches and delivers peace of mind by preventing problems and enabling confident decision-making. Where do you want your kitchen sink, and how high do you want your cabinets? We can help."

Ellis added, "From residential remodels to commercial developments, the ultra-modern Walk Your Plans showroom will be a gamechanger for the Architecture, Engineering and Construction industry in Central Texas."

See **WALK YOUR PLANS**, page 19

# First U.S. Manufacturing Facility in San Antonio

**S**anko Texas Corporation, the U.S. subsidiary of Japan-based Sanko Co., Ltd., recently broke ground on its first U.S. manufacturing facility located at 16586 Watson Road on San Antonio's South Side. Construction officially began February 2026, marking a significant milestone in the company's expansion into the American market.

The new facility is being developed in partnership with **Operational Technologies Corporation** (OpTech), a San Antonio-based manufacturing and industrial support company. OpTech is collaborating with Sanko Texas on site

development and plant construction for the advanced plastics production facility.

The project will manufacture:

- Heavy-duty plastic pallets
- Industrial crates and containers
- Reusable material-handling products
- Specialized logistics packaging components


The facility is strategically located near Toyota Motor Manufacturing Texas and is expected to support regional automotive and logistics supply chains. Construction is anticipated to continue through 2027, with production expected to begin following

completion and equipment installation.

### Economic Impact


- Hundreds of manufacturing and operations jobs expected over time
- Strengthens San Antonio's growing South Side industrial corridor
- Expands U.S.-Japan manufacturing investment in Texas

Local officials and company leadership attended the groundbreaking ceremony, which included a traditional blessing and remarks celebrating the new partnership and economic opportunity.



**Wall Cutting**  
**Core Drilling**  
**Flat Saw Cutting**  
**Selective Demolition**

124 Pendleton Ave  
San Antonio, TX 78204  
210-848-6271 • 210-848-8601  
www.concretecutouts.com



SAN ANTONIO (210) 661-9285    AUSTIN (512) 317-1000    DALLAS/FT. WORTH (214) 375-9285    PHARR (956) 787-7777

**24 HOURS, 7 DAYS A WEEK**

Audie Howell, President  
cell (210) 862-5301  
audie@howellcrane.net

**HYDRAULIC CRANES**  
**HEAVY HAUL**  
**15 TO 500-TON**  
**45' FLOAT W/TRACTOR**



*Celebrating 35 Years of Service*

# THINK BIG! THINK TNT!

Mobile Cranes up to 900 tons | Crawler Cranes up to 1500 tons | Gantry Jacks up to 1100 tons  
Specialized Rigging & Counter Balance Beams | Over 40 Branches throughout North America




With locations throughout North America, TNT Crane & Rigging has the equipment, knowledge, and personnel to do the job right.



**tntcrane.com**

**San Antonio: 210.656.7900    Austin: 512.501.1718**

## Advertisers Directory

A-1 Fire & Safety .....	13
ABC-South Texas.....	18
Alamo Crane Service .....	3
Alterman Electric .....	12
American Subcontractors Assoc. (ASA) .....	11
Andrews Myers Attorney at Law .....	11
Aprio.....	16
Buyers Barricades.....	5
C&C Guide Service .....	8
Compact Equipment/Bobcat .....	13
Concrete Cutouts .....	2
Dausin Electric.....	4
First Light Fishing Charters.....	7
Harding-Conley-Drawert-Tinch Insurance .....	9
Howell Crane & Rigging .....	2
JCH Construction .....	13
JR Ramon & Sons .....	10
KCS .....	10
Lynwood Building Materials.....	17
MadCat Metals .....	19
MCA-SMACNA .....	11
Mission Golf Cars .....	9
MPN Inc. The Exit Planning Coach.....	18
Pipeline Intelligence .....	19
Pro-Line Paving, LLC .....	16
Quality Fence & Welding .....	13
Raintree Transportation.....	13
River City Bolt .....	17
Rocky Hill Equipment Rental .....	8
Schweiss Doors.....	10
Shaw Co. Builders.....	20
TNT Crane & Rigging.....	2
Wilborn Steel Ltd.....	5

# Smokin' pits

To kick-off the San Antonio Stock Show & Rodeo, over 360 registered teams participated in the San Antonio Stock Show & Rodeo Bar-B-Que Cook-Off Jan. 30-31.

International Barbecue Cookers Association (IBCA), brings together some of the most competitive barbecue teams across the nation and worldwide, all eager to demonstrate their culinary pitmaster skills. Among the 360-plus registered teams were many of

San Antonio's very own.

LIVE music, family-friendly activities, a kids' cook-off, shopping, and numerous private parties were available to spark the interest of the simplest of party goers. -cwr



Texas First



Unifirst



Alamo Crane Service Inc.



Guido Construction



Rio Bonito Construction



Rogers-O'Brien Construction



IES Electrical and Communications



Big State Electric



Cavalry Construction & Restoration



Satterfield & Pontikes Construction Inc.



United Rentals



ArchComm



Whiting-Turner



Alterman



EquipmentShare



Robles1 Demolition



Noble



HCA de San Antonio

## 15 to 770 Ton Capacities Available for your Toughest Projects

From the smallest job to the largest, we have the equipment, manpower and expertise to handle them all.



It's not always better to be the biggest, but it is always better to be the best. Serving Texas since 1979

[www.alamocrane.com](http://www.alamocrane.com)



San Antonio (210) 344-7370  
 Austin (512) 282-6866  
 State Wide (800) 880-0134

# Faith first construction



(L-R) Founders Butch Dixon and Mark Baublitz



Marksman Senior Superintendent David Laureano reads to Lytle Primary Students.

After years of leading K-12 projects for another prominent general contractor, **Mark Baublitz** longed to start a business in the trade he loved, but with a faith-filled mission. His brother-in-law, **Butch Dixon**, who had a successful career in banking, shared a similar vision and in 2014, the two came together to start **Marksman General Contractors**.

Baublitz, his wife, **Mandy**, and Dixon began to redefine the construction experience by executing every project with excellence combined with accuracy, clarity, and integrity, with a spirit of gratitude and service while honoring God in everything they do.

"We're not just a come build a building kind of contractor," says Director of Marketing and Business Development **Garret McCullough**, "Our goal is to amaze every client, every time."

After a short period of time, Marksman Project Executive **Paul Lacasse** joined the Baublitzs and Dixon, and today, is Marksman's longest tenured employee. The four continued laying footprints for several years, and by 2019, the company had grown to a team of 20. Today, Marksman's team is 47 employees strong. Its leadership team consists of CEO Mark Baublitz, Director of Employee Development Mandy Baublitz, Executive VP Butch Dixon, CFO **Adam Hudec**, President

**Eric Stirm**, Director of Operations **Chris Galan**, and Director of Marketing and Business Development **Garrett McCullough**.

In the construction industry, projects can be large, complex undertakings in which the market, industry, or situation can result in a significant, unsatisfied demand, perfectly positioned for a new solution. Marksman General Contractors' mission is to provide that solution. They approach everything with a straightforward yet powerful philosophy: plan with precision, communicate with clarity, and execute with excellence. "These principles aren't just steps," McCullough clarifies. "They are the foundation of how we redefine the construction experience. Every department, every project, every time reflects our commitment to accuracy, transparency, and unmatched craftsmanship. It is how we amaze every client, every time."

"We are a purpose-driven company. We don't exist to solely turn a profit or build a cool building. Our purpose is deeper than that - honor God through our work by doing everything to the best of our ability with a spirit of gratitude and heart of service."

Specializing in the K-12 education projects, civic and municipal projects to include city work and emergency service districts such as fire stations,

libraries, museums, etc., and projects in the religious sector. Marksman also performs work in the private/commercial sector and has taken its first steps into the higher education sector after being awarded a contract with UTSA.

Among their many projects within the company's short history is a current project in Lytle, two fire stations, and a football field. The Lytle project, \$20 million primary school expansion, playground upgrades, and a transportation facility, is in line to be one of their most memorable project. Part of the primary school addition required tearing down an existing wall with windows that children would look out of to watch the ongoing construction. After the wall was torn down, a temporary wall was installed, but with no windows. Known as the pirates, the Marksman team surprised the children by putting portholes in the wall over the weekend and drew a pirate ship around the portholes. "The kids love it. The teachers are engaged with it," says McCullough. "This project should be a burden on that campus because due the disruption the construction work is causing, but instead it's turned into a blessing and we are just so grateful to have that community engaged and welcoming."

Another memorable project was completed in August of 2025, in which

Marksman constructed a football field for a Christian school in Castle Hills. "What made this project unforgettable," states McCullough, "Before this school got this field, they were basically practicing in the dirt. That team went to a state championship for private schools without a field. Funding for private schools is very different than that of public schools, so we worked with them through a pretty extended preconstruction process, trying to get everything in budget for them."

Additionally, speaking of memorable projects, there are two Bexar County fire stations. Bexar County ESD No. 2 (BxCESD2) was awarded as an ISO Class 1 rating on Dec. 1, 2021. This is the best rating a fire department can achieve and is held by fewer than one percent of the nearly 46,000 rated fire departments and communities in the United States. Only 74 out of 2,800 fire departments in Texas are rated at an ISO Class 1. One of the buildings renovated on the Bexar County ESD No. 2 campus was originally built by the firefighters themselves.

Headquartered in San Antonio, Marksman General Contractors serves San Antonio and its surrounding areas. Focusing on a 60-mile radius around San Antonio, Marksman has performed work in Lytle, Poteet, Wimberley, and is currently performing work in Kerrville. -cwr

POWERING TEXAS PRIDE

Dausin Electric Co.

FAMILY OWNED AND OPERATED FOR OVER 30 YEARS

COMMERCIAL • SERVICE • RESIDENTIAL

210.661.6736

Contractor Lic. #17323  
Master Lic. #2647
8007 NE Loop 410  
San Antonio, TX 78219

San Antonio CONSTRUCTION NEWS

<p>Publisher..... Haley Mathews                  Editor..... Andi Mathews                  Production..... Kayla Johnson                  Staff Writer..... Carol Wiatrek Rothman                  Advertising..... Haley Mathews</p>	<p><i>Visit our Website to sign up for a                  free monthly Digital Subscription  <a href="http://www.ConstructionNews.net">www.ConstructionNews.net</a></i></p>
<p><b>Managing Editor:</b>                  Andi@ConstructionNews.net</p>	
<p><b>San Antonio Area Counties</b>                  Atascosa, Bexar, Bandera, Comal,                  Guadalupe, Kendall, Medina and                  Wilson counties</p>	
<p style="font-size: 0.8em;">Construction News Home Office                  P.O. Box 310207 • New Braunfels, TX 78131                  830-500-0071  <a href="http://www.ConstructionNews.net">www.ConstructionNews.net</a></p>	
<p style="text-align: right; font-size: 0.8em;">©2023 Construction News, Ltd.</p>	
<p><b>SIGN UP FOR OUR FREE DIGITAL SUBSCRIPTIONS</b>                  GO TO <a href="http://www.ConstructionNews.net">www.ConstructionNews.net</a> Select "Digital Subscription".</p>	

## Boarded Up

The Associated General Contractors (AGC) San Antonio hosted their annual Board Installation Happy Hour at Paloma Blanca, celebrating the installation of their 2026 Board of Directors. A big thank you to Title Sponsor E-Z Bel for helping make the event a huge success. *Photos courtesy of Mary C. Haskin Photography*



## Cheers to a Dozen



Texas Construction Association (TCA) would like to give a warm shoutout to VP Patrick Finnegan who is celebrating 12 years – and counting! “I’m proud to celebrate 12 years of serving the members of the Texas Construction Association. I’m especially grateful for our incredible staff whose dedication and hard work make our impact possible every day.”

## Pilot Program



Texas Disposal Systems (TDS), in partnership with Keep Texas Beautiful (KTB) and Keep San Marcos Beautiful (KSMB), is proud to support the launch of a compostable tray pilot program at Hernandez Elementary School, in San Marcos, TX, through the \$5,000 Eco Warrior Grant. In partnership with Keep Texas Beautiful (KTB), Eco Academy awarded its first Eco Warrior Grant to Keep San Marcos Beautiful (KSMB) in September 2025.

sustainable practices,” said **Greg Behl**, Sustainability and Diversion Coordinator at Texas Disposal Systems. “This compostable tray pilot shows what’s possible when schools are equipped with the right tools, education, and community partnerships.”

The compostable tray pilot program officially launched, January 2026. The program replaces all the styrofoam trays in the cafeteria with compostable trays that can be composted after being used. Making this change will reduce the amount of waste going into the landfill as the previous polystyrene lunch trays are a single-use landfill item that cannot be recycled or composted and represent the largest amount of waste (by volume) from school cafeterias.

The Eco Warrior Grant program provides schools with funding and resources to strengthen recycling, composting, and environmental education efforts, while encouraging students to take an active role in sustainability on their campuses. The Hernandez Elementary pilot is one of several initiatives supported by TDS Eco Academy during the 2025–2026 school year.

This program is designed to replace traditional single-use materials and model sustainable practices across all schools. The TDS Eco Academy team was on-site during the launch of this initiative to support implementation and provide hands-on waste education for students and staff.

“TDS’ Eco Academy has been essential to the successful rollout of this compostable tray pilot program,” says **Cherise Hanf**, Assistant Principal at Hernandez Elementary School. “By switching from styrofoam trays to compostable trays, we’re going to have less trash, and we are showing the students that we’re taking initiative, and hopefully that will guide them in the future to take sustainable initiatives.”

“As part of this launch, our Eco Academy team is excited to support students and staff as they adopt more

In addition to the Eco Warrior Grant program, TDS Eco Academy launched the Green Leaders Network, a collaborative platform connecting educators and advocates advancing environmental education throughout the region.

**BUYERS**  
BARRICADES

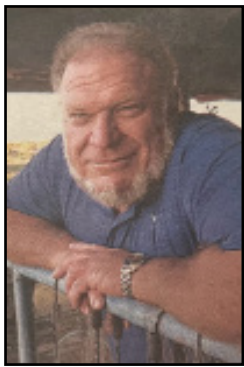
**24/7 TRAFFIC CONTROL**  
**SERVICE | SALES | RENTAL**  
**BUYERSBARRICADES.COM**

**Wilborn Steel Co., Ltd.**  
Established 1986

**Fabricators of Structural, Industrial  
and Miscellaneous Steel**



# The Great Outdoors



Ken Milam

## Ken Milam's Fishing Line

Since 1981, Ken Milam has been guiding fishing trips for striped bass on Lake Buchanan in the Texas Hill Country.



D & W trip



Lone Star Paving

### March & April: The MeatHaul Window You Don't Want to Miss

Every spring, there's a narrow stretch of time when the Hill Country lakes shift from quiet winter water to fullscale production mode. March and April aren't just strong months for fishing—they're the two most dependable, highoutput windows of the entire year. Anyone who enjoys ending a long week with a cooler full of fillets knows this is the moment to plan around. This is the window you circle on the calendar and refuse to let slip by, because once it closes, you won't see conditions like this again until next year.

As the water warms, blue catfish kick into a feeding pattern that almost feels unreal. They roam constantly, feed aggressively, and hammer baits with the kind of force that makes you check your drag twice. This is the season when the big blues show up in groups rather than as the occasional surprise. The action stays steady, the fish stay hungry, and the results speak for themselves. It's the closest thing to guaranteed meathaul fishing you'll see all year, and it only lasts for a short time before conditions shift again and the fish spread out.

At the same time, the striped bass family is running its own spring operation. Striper, hybrids, and white bass all push into their seasonal patterns, feeding with urgency and stacking up in predictable places. The bite is fast, chaotic, and

electric—exactly the kind of fishing that wipes away jobsite stress and reminds you why being outdoors matters. When these fish fire up, it feels like the whole lake comes alive at once, and every rod on the boat has a chance to bend.

But here's the truth construction folks understand better than anyone: timing is everything. Miss a weather window, miss a delivery, miss a pour—everything shifts. Fishing works the same way. March and April are prime time, and once they're gone, they're gone. The bite doesn't pause for anyone who hesitates, and guides fill their calendars quickly once word gets out that the spring run has started. Waiting too long is the easiest way to miss the best fishing of the year.

If you want in on the action, now is the moment to lock in your date. The crews who book early are the ones who end up with full coolers, great stories, and the kind of spring memories that last long after the season ends. Grab your crew, pick a day, and get your trip on the books while the lakes are heating up. March and April only come once a year, and they bring the kind of fishing that makes you glad you didn't wait. This is the season you don't want to look back on and say, "We should've gone." Book now, show up ready, and let's make a serious meat haul while the bite is at its peak.

### Save the date!

The 47th Annual San Antonio CCA Event is set for April 30th at the Freeman Expo Hall. Join us for an unforgettable evening supporting coastal conservation.



### Shallow-water "thump" again



Spring along the Texas Mid-Coast — Matagorda to Port O'Connor down through Rockport and Aransas Pass — is shaping up to be a strong redfish season in 2026. As water temperatures climb through the 60s and bait returns to the bays, redfish are sliding out of their winter patterns and spreading across marsh drains, shorelines and shallow grass flats.

For anglers willing to play the wind and watch the tides, this spring should offer steady slot-red action and increasing topwater opportunities as we move deeper into April and May.



Email  
Andi@constructionnews.net  
for bragging rights!



# The Great Outdoors

## Texas Parks and Wildlife Commission Awards \$7.85 Million in Local Parks Grants

The Texas Parks and Wildlife Commission approved more than \$7.85 million in local park grants, to help create and enhance outdoor recreational opportunities in central Texas.

These competitive grants are allocated to local government entities on a 50/50 reimbursement match basis. Once funded, the sites must remain a parkland in perpetuity, properly maintained and open to the public. Fifty community parks statewide will gain nature trails, native landscaping, playgrounds, splash pads, sports fields, kayak launches, piers and other park amenities. The commission, which administers the local park grants program for Texas, awarded grants to projects in various categories based on community population and scope.

The grant awards are listed alphabetically below by region:

The City of Castroville received a \$469,367 non-urban outdoor grant for improvements at Lion's Parks. The project includes an inclusive playground, triple-bay swing shade, a sensory wave seat and a walkway.

The City of Gatesville received a \$150,000 small community grant for phase two improvements to Gatesville Sports Complex. The project will include the installation of sports lighting.

The City of Glen Rose received a \$750,000 non-urban outdoor grant for renovation of Glen Rose Soccer Park. The project includes walking trail reconstruction with solar lighting, playground rehabilitation with shade, soccer field rehabilitation, spectator shade, a pickleball court with solar lighting, installation and



effluent and storm runoff irrigation supply lines for the existing irrigation system and signage.

The City of Kyle received a \$750,000 non-urban outdoor grant for phase one renovations at Steeplechase Park. The project elements include a 12-foot multi-modal trail with lighting, disc golf, sports courts, a pedestrian bridge, site amenities, interpretive and wayfinding signage and trail markers, native landscaping, and creek restoration.

The City of Leon Valley received a \$725,852 non-urban outdoor grant for renovations at Leon Valley Forest Oaks Pool Renovation. The project includes pool renovations, landscaping and irrigation.

The City of Liberty Hill received a \$750,000 non-urban outdoor grant for improvements at Heart of the Park. The project includes land acquisition, trails and shared use pathways, site amenities, shade structures, educational and interpretive signage, native trees with drip irrigation, and open green space/practice field.

Marble Falls Parks and Recreation received a \$750,000 non-urban outdoor grant for enhancements at Westside Park. The project will include a renovated restroom, an inclusive playground with surfacing and fencing, native landscaping, trails, site amenities, park signage and a covered basketball court.

McClennan County received a \$551,535 non-urban outdoor grant for improvements at Tradinghouse Lake Park. The project includes standard and ADA accessible picnic sites, and trails at Park 1A; picnic sites, trailhead and trails, rest areas, RV pads and a dump station, a security fence with a solar powered gate, sand volleyball courts and an ADA/inclusive playground at Park 1B.

The City of New Braunfels received a \$700,890 non-urban outdoor grant for neighborhood park on Coll Street. The project includes utilities, a pavilion, accessible playground and walkways, shade, a rain garden, drinking fountain, picnic tables, interpretive and park signage, native trees and landscaping, and irrigation.

The City of San Antonio received a \$1.5 million urban outdoor grant for improvements to Pearsall Park. The project includes a bike track, lighting, shade structures and construction of a track perimeter.

The City of Wimberley received a \$750,000 non-urban outdoor grant for improvements at Blue Hole Regional Park. The project will include a playground, parking, amphitheater/gathering space, native landscaping, trails, shade, rainwater catchment, lighting, signage and site amenities.

## Spring is in the air!



If you haven't been fishing all winter it's a good time to call up your boat mechanic and get it in for yearly maintenance. If you're looking for a great boat shop, the guys and gals over at Rockport Marine are my go-to whenever I have any trouble. We should be seeing the water finally make its way back in. Consistent medium to high water marks after a winter of low water will move these fish. Lots of red fish, drum and trout moving back into

the flats full time. Same with the bait. As the early spring winds start to pick up, the flats will line up with the wind. I like to stay on the lookout for long shorelines with bait up and down it. Blown in by the wind, you can work it for a long time just spotting fish up skinny or if you know small groups are working back and forth just staying put and making sure the bait is where it needs to be. Reefs up north should start seeing fish making their way back onto

them as well. Same game on them, working up and down them until you find the fish.

For the waders, be on the hunt for the same bait lining shorelines, don't be afraid to throw some wild colors on windy days. Overcast days I always want a big top water especially with bait busting and heavy wind. I want the sow trout up skinny to be thinking she's missing a big hurt meal. As always, stay safe out there and tight lines!





**Quit wishing, lets go fishing! Book Here!**



Bay Fishing Trips, Multi Boat Trips  
USCG Licensed Captains

Rockport TX      210-478-6519      Port Aransas TX



# The Great Outdoors

## Texas Spring Spawn Heating Up: Bass Moving Shallow, Crappie Staging, and Redfish on the Move



Spring is here and in full swing across the great state of Texas — and that means it's time for the spawn! The weather has been a little bipolar lately, but water temperatures are steadily rising, and many species are spawning earlier than "normal."

### Coletto Creek

Bass are spawning in the backs of pockets around hardwoods and hard bottom areas. We've been having success throwing a green pumpkin Texas-rigged Brush Hog with a 3/16- to 1/2-ounce weight, flipping it to hardwoods in 3 to 5 feet of water.

White bass are running upriver to spawn, and crappie are moving shallow onto rocky banks. Spoons, small swimbaits, and jigs have all been producing.

### Falcon Lake

Lake level is 44 feet low, with water temps ranging from 63 to 67 degrees.

Bass are staging on points, foundations, and drains as they move toward protected pockets for the pre-spawn. Some have already pushed up and begun spawning on pea gravel banks and other firm substrates.

The Tigers area has been especially productive for anglers targeting big bass.

Green pumpkin soft plastics on a Texas rig, bluegill-colored spinnerbaits, and crankbaits have been the go-to baits.

Crappie are spread across all three stages of the spawn. I've recently found them shallow on hard-bottom banks and near stick-ups actively spawning. Others are holding on brush piles and standing timber nearby, either preparing to move up or coming off the beds. A 1/8-ounce jig head paired with a dark shad-profile bait (1.75" to 3", depending on their mood) has been working best when fishing brush and rocky banks.

### Calaveras Lake

Catfish are spawning on hard bottom areas and can be caught on cut bait such as shad and tilapia. Punch bait like "Unicorn Shit" has also been producing well on flats and baited holes. Focus on rocky structure adjacent to flats.

Redfish have started moving from the discharge area into the main lake. They're being caught trolling swimbaits, crankbaits, and lipless traps, or casting from points using Fishbites or shrimp fished on the bottom.



**Captain Clendon Taylor**  
**C & C Guide Service**  
 210-831-4679  
 or find me on my social platforms  
 f C&C Guide Service  
 Instagram castingandcatchingguideservice



Sponsored by:  
 Mercury Marine | BAJIO Sunglasses  
 Power-Pole Total Boat Control  
 Fish Tackle & Marine  
 Livingston Lures | ATX Lure Company

**HAPPY Birthday TO YOU**

**MARCH**

- 3 – Craig Noto / Quality Fence & Welding
- 4 – Alex Bennet / Comfort- Air Engineering
- 5 – Ted Dunnam / Dunnam Safety Management
- 6 – Lauren Guido Tew / Guido Construction Company
- 8 – Josh King / You Name It Specialties
- 17 – Kelly Wilson / American Subcontractors Association
- 18 – Tyler Johnson / White Rock Construction
- 21 – Debra Kraft / Comfort – Air Engineering
- 22 – Michael Moore / Aprio
- 23 – Mike Sireno / Baker Triangle
- 31 – Joe Garza / EquipmentShare

Know someone celebrating a birthday next month? Let us know!  
 Email Andi Mathews, [andi@constructionnews.net](mailto:andi@constructionnews.net)

**YOUR AD HERE**

Advertise with Construction News!  
 Call Haley today at 830-500-0071

**ROCKY HILL EQUIPMENT RENTALS**

TRENCHERS • ROCKSAWS • BACKHOES • LOADERS • & MORE

Your #1 Local Rental Company For All Large Equipment Rentals

- No Job Too Large or Too Small
- Delivery Available Everywhere
- With or Without Operators

**651-5611**  
 16701 IH 35 N  
 Selma, TX 78154

Visit us at [www.rockyhillequipmentrentals.com](http://www.rockyhillequipmentrentals.com)

# Tossing Up Big Fun



The ASA San Antonio Chapter kicked off the new year in the best possible way... with fellowship, friendly competition, and a shared commitment to giving back at our rescheduled Toss for Toys Mixer and Cornhole Tournament on January 27. What began as a weather-postponed December event turned into a fantastic winter evening filled with energy, generosity, and holiday spirit.

Members gathered for an evening of

great food, exciting raffles, and valuable networking as subcontractors, general contractors, suppliers, and vendors came together for a common cause: supporting Construct A Kid's Christmas and the children in the foster care system. The crisp January weather only added to the seasonal atmosphere, proving that the spirit of giving doesn't end in December.

The Cornhole Tournament was a highlight of the night, bringing out plenty of friendly competition and

laughter. Teams showed up ready to toss, cheer each other on, and contribute to a meaningful mission. Beyond the games and camaraderie, the true success of the evening was measured in the funds raised to help provide gifts and year-round advocacy for children in Bexar County CPS care.

Events like the Toss for Toys Mixer are a powerful reminder of what makes ASA special. When our industry comes together, we don't just build structures,

we build stronger communities. Thank you to everyone who attended, competed, donated, sponsored, and supported this event. Your generosity and participation continue to make a lasting difference in the lives of children who deserve hope, joy, and opportunity.

We are proud of what we accomplished together and look forward to continuing this tradition of service and celebration in the years to come. *Photos courtesy of Mary Haskin Photography*



## Rodeo Kick Off



February in San Antonio means Rodeo so it was fitting that Associated Builders & Contractors (ABC) South Texas Chapter first happy hour of the year was at Bluebonnet Palace. Current and future members came together to network and learn about the exciting events, trainings, education that the chapter has planned. A great time was had by all, and members are already looking forward to the next gathering.

## New Digs

Universal Technical Institute (UTI), the transportation, skilled trades, electrical and energy education division of Universal Technical Institute, Inc., today announced that recruitment has begun for its new campus in San Antonio.

"This new campus reflects our continued commitment to building workforce solutions that meet the needs of students, employers, and communities," said **Tracy Lorenz**, Division President, Universal Technical Institute. "By expanding into San Antonio, we are increasing access to high-quality, hands-on training that prepares students for in-demand careers while supporting regional economic growth."

UTI-San Antonio is the company's

first-ever campus focused exclusively on skilled trades programs. Pending all regulatory approvals, programs will be offered in aviation, welding, HVACR and an electrical training suite of wind, robotics, industrial maintenance and electrical/electronics. The 51,000-square-foot facility is anticipated to open in spring 2026 and is located at 5776 Stemmons Drive. The San Antonio location joins UTI-Austin, UTI-Houston and the recently expanded UTI-Dallas.



## HCDT

BONDS INSURANCE

HARDING-CONLEY-DRAWERT-TINCH  
INSURANCE AGENCY, INC.

BONDS & INSURANCE  
FOR THE CONSTRUCTION INDUSTRY

2161 NW MILITARY DR, SUITE 210  
SAN ANTONIO, TEXAS 78213

PHONE: 210-647-0134

FAX: 210-647-0138

www.hcdtbond.com

VISIT US ONLINE

CUSHMAN HANDLES ALL THE DEMANDING WORK

SALES, RENTAL AND LEASING

AUSTIN (512) 312-4115 | SA (210) 545-7868 | MARBLE FALLS (830) 201-0344

MISSIONGOLFCARS.COM /MISSIONGOLFCARSWACOTX



**Tanner Mathews**  
Owner  
**Kennys Construction Services**  
New Braunfels, TX

Tanner Mathews is not one to chase attention. He would rather be on a jobsite before sunrise, checking grade, lining things out, and making sure the crew has what they need.

At 27 years old, Mathews started Kennys Construction Services with two guys, a truck, and rented equipment. No investors, no safety net, just experience, relationships, and the belief that if you treat people right, and do solid work, the phone will keep ringing.

Today, the company runs crews across the country building artificial turf fields, training facilities, and landscape projects – with jobs as far as Herkimer, NY. But it did not start here.

Mathews was born and raised in Missouri City, TX. Baseball and fishing filled most of his early years. It was the kind of place where kids stayed outside until dark and learned responsibility early.

He went to Elkins High School before graduating from Wimberley High School. After a year and a half of community college, Mathews made a decision that shaped everything after that.

“College was not for me. I wanted to work.”

And he did. Before turf and construction, Mathews worked in restaurants, plumbing, and cabinet manufacturing. Restaurants taught him speed and pressure. Plumbing taught him problem-solving. Cabinet manufacturing taught him precision.

“In cabinets, if you are off even a little, it shows. Construction’s the same way.”

Every job taught discipline. Learning what to do and what not to do.

Before starting his own company, Mathews worked for other contractors in the artificial turf industry. He learned sales, operations, logistics, and crew management. He also learned leadership lessons the hard way. “I learned how to treat people, and I learned how not to treat people.”

When Mathews launched Kennys Construction Services in October 2023, he knew exactly what kind of company he wanted to build:

- Take care of the crew.
- Pay people fairly.
- Do not cut corners.
- Do what you said you were going to do.

No drama. No excuses.

When Kennys Construction Services started, there was no fleet of equipment – just a truck, two employees, and rentals. Today, the company has 12 employees, owns its own skid steer and trailers, and travels nationwide building athletic facilities and artificial turf systems.

Artificial turf is its main focus, but what Mathews really sells is execution. He is not interested in being the loudest contractor in the room. He is interested in being the one who finishes on schedule and gets called back.

Kennys Construction Services is not



Tanner Mathews, Owner, Kennys Sports Construction, New Braunfels, TX with fiancée, Lynda.

built on marketing talk. It is built on reputation. Its mission is simple – “Provide a top-quality playing surface at a fair price.” No inflated promises. No shortcuts. Just clean grades, tight seams, straight lines, and fields that perform the way they are supposed to.

Mathews is honest about what it takes to start your own business. “You are going to sacrifice. You are going to work long days. You are going to miss things. That is part of building something.”

Like many others who have taken the leap of faith to start their own business, Mathews seeks advice from his mentor and long-time friend, Eddy Fry, owner of Green Haven Landscape and Irrigation. “Eddy has been a great inspiration to me and guided me in getting my business started. Whenever I have a business related question, I go to him for advice and guidance.”

While the company is thriving, Mathews is not at the stage where he

can step away, at least not yet. “We’re getting there, but we’re not there yet.” Growth has come through long hours, travel, and staying involved with details.

Not married, Mathews met his fiancée, Lynda, when he was 21 years old while working at The Salt Lick. She was a server there. They have been together ever since.

When he gets time, Mathews fishes, usually with his dad. “My dad is my best friend.”

Mathews wants people to know that at the end of the day, he does not overcomplicate it. “We leave no stone unturned. If we say we are going to build it, we will build it right. We want to bring people’s visions to life.”

In an industry where shortcuts are common and talk is cheap, Tanner Mathews is building something steady through hard work, straight answers, and work that holds up long after the crew leaves the jobsite. -cwr

**JRRAMON**  
DEMOLITION

**SERVING CENTRAL & SOUTH TEXAS SINCE 1945**

With decades of experience, precision equipment, and a team that puts safety first, we handle everything from selective interior demo to full-scale structural removal.

**Tanner Mathews**  
713-829-8894  
tanner@kennyscs.com

**KCS**

**Premier Landscape Renovation**

ARTIFICIAL TURF | DECORATIVE STONE  
FLAT WORK | FENCES & GATES

**SCHWEISS** 507-426-8273

**DOORS**

**HYDRAULIC**  
ONE-PIECE DOORS

— OR —

**BIFOLD**  
STRAP LIFT DOORS

**SCHWEISSDOORS.COM** **THE DOOR LEADER**

# Hands-on builder



In 2008, while living in west Texas, **Michelle Bermes'** late husband, **Josh Bermes**, began building homes for a local builder. It is there that he discovered his passion for building homes.

"He just loved it and was very passionate about it," says Michelle. "I, too, got really involved in it. I was just amazed by the process, the layout of materials, how the whole house is built."

Josh wanted to build nicer, more custom home builds. So in 2011, Michelle and Josh started their own company, JGB Homes. They started together with Josh in charge of managing the subs and suppliers, while Michelle focused on the homeowners and choosing their selections and everything in between.

"As we built more homes, the more I was involved with the homeowners, their selections and really began understanding how design choices can affect the function of your home from the design to the budget. Coming from an accounting background, it is really easy for me to understand job costing, budgeting, making smart decisions and keeping everything on track."

Michelle's commitment to their growing business sparked a desire to further understand the needs of their clients by earning her real estate license. "I wanted to have an even broader

perspective of not just building homes, but the land, the market value, how to do contracts, the whole full life cycle of a property and home."

After years of visiting family in the Texas Hill Country, floating the river and going to outdoor concerts, they began to realize what a dream it would be to build homes in the beautiful Texas Hill Country. So in 2015, the Bermes relocated to the Texas Hill Country, changed their company name to **Grace Lane Homes** and began building custom homes in the Texas Hill Country.

Today, Michelle is joined by her daughter, **Daisy Grace**, and son, **Bronson Lane Bermes** to help carry on the legacy that Josh Bermes started. "It's very important to me especially because it is a way for us to honor their dad. We started this all together and we continue his legacy together because this was his passion as well as mine. That's how I got into construction and that's how Grace Lane Homes was started."

Truly a custom home builder, Grace Lane Homes takes every detail of the homeowner into consideration from elevators for a disabled family member to special living quarters and air conditioning needs for clients with special needs to building a focal point around a beloved family heirloom table

or a large animal mount.

"We put a lot of focus on the client," Michelle explains. "That's why we stay small as a company. We do about six homes a year, because I want to have that connection with the homeowner. I don't want them to deal with two or three different project managers, designers and all that. I'm the point of contact at all times. I tell my homeowners, 'I don't want you to go to bed worrying something. Text me. It doesn't matter what time. Just know that open communication is there once you go to bed, laying in peace and not stressed about something.' That's the connection that is really special to me and that's how I want to keep it."

Maintaining that personal touch also means maintaining a select list of specialty contractors. Grace Lane Homes has a preferred list of subcontractors that work regularly with Michelle. "I'm a hands-on custom home builder. I want to be known for my attention to detail. I'm very approachable. And, I'm deeply involved in every phase of building a home from the very beginning to planning to budgeting to the construction and doing the interior selections.

"I have framers, concrete, electricians, plumbers, HVAC, drywall,

painters, flooring, insulation, custom cabinet builder, tile – everything that goes into a home. They understand my standards and quality. They understand what I expect for communication and reliability. It's a pretty good working relationship. It's very rare that I have to go find another subcontractor. Having said that, I do try to keep two plumbers and two electricians on hand in case their schedules backlogged."

Building homes within a 100-mile radius of Canyon Lake where it is headquartered, the custom home builders provides everything a homeowner could possibly to build their home. From property/land/lot selection to home design working with architects and engineers to land preparation, tree clearing, earth cuts, pre-construction planning, and construction management throughout the whole build, and the final orientation and delivery of the home. Additionally, Grace Lane Homes recently added a new selection to their homes. It is called "Right Size Custom Homes" which pretty much lets homeowners who appreciate craftsmanship and efficiency know, luxury doesn't depend on size. It's thoughtful design, great quality, and great craftsmanship without sacrificing comfort, style, functionality. -cwr



L-R: Bronson Lane Bermes, Daisy Grace Bermes, and Michelle Bermes



Associations & Education ★ General Contractors ★ Subcontractors ★ Service Providers ★ Subcontractors ★ Supplies ★ Truck & Equip Dealers

## Associations and Construction Education

**San Antonio American Subcontractors Association - San Antonio**  
 9631 McCullough Ave  
 San Antonio, TX 78216  
 210.349.2105  
 jennifer@asasanantonio.org  
 www.asasanantonio.org  
 @ASASanAntonio

**MCA-SMACNA**  
 Mechanical & Sheet Metal Contractors Association of San Antonio  
**MCA-SMACNA of San Antonio**  
 206 E. Nakoma St.  
 San Antonio, TX 78216  
 (210) 822-3763  
 Sandee Morgan, Executive Director  
 sandee@mca-smacna.org  
 www.mca-smacna.org

## Service Providers

**Andrews Myers**  
 R. Carson Fisk  
 Shareholder  
 Andrew Myers • Attorneys at Law  
 919 Congress Ave, Ste 11050 • Austin, TX 78701  
 T 512.900.3012 D 512.900.3032  
 cfisk@andrewmyers.com • andrewmyers.com  
 Board Certified | Construction Law  
 Texas Board of Legal Specialization

**LYNWOOD BUILDING MATERIALS, INC.**  
 1146 W. Laurel  
 (Downtown Off IH-10 @ Colorado Street.)  
 San Antonio, TX  
 Local Direct (210) 477-3000  
 USA Toll Free (800) 580-9052  
 www.LynwoodSA.com

For Information on Resource Guide Ads, contact Haley Mathews, 830-500-0071 or email at haley@ConstructionNews.net

# Building Stronger Industry Partnerships

American Subcontractors Association (ASA) San Antonio's 2nd Annual Contractors Connection was a tremendous success, bringing together general contractors, subcontractors, suppliers, and vendors for an evening focused on meaningful relationship-building and future collaboration.

Hosted at The Club at Sonterra, this exclusive mixer created a relaxed, high-energy environment where construction professionals could connect face-to-face,

discuss upcoming projects, and explore new partnership opportunities. With so much change across the industry in recent years, the event served as a valuable opportunity to reconnect with familiar colleagues and build new relationships with emerging leaders and companies.

One of the biggest highlights of the evening was the diversity of trades represented. From specialty subcontractors to established suppliers and service providers, the room reflected the strength and depth of

ASA's membership. Events like Contractors Connection reinforce what makes our association so valuable, the ability to bring the right people together at the right time to spark opportunity.

ASA extends their sincere appreciation to the General Contractors who participated, and to the Annual Sponsors who continue to invest in strengthening the construction community. Their support allows ASA to create intentional, high-impact events like this one. *Photos courtesy of Mary C. Haskin Photography*



## The Right Fit for You

Situated on 26.5 acres, **PARIC** is pleased with the progress of their Bella Vida project for client Forefront Living in the Texas Hill Country. This new 500,000 square ft. residential community will include independent and memory care units with associated common and service/support areas, comprehensive wellness services and spa-like amenities.



**OVER 1500 EMPLOYEES**

EMR OF 0.50 (2023)

### LOCATIONS

- SAN ANTONIO
- AUSTIN
- DALLAS
- NEW MEXICO

### CAPABILITIES

- Electrical Construction
- HVAC Controls
- Pre-Construction Services
- Industrial
- Technologies
- Water/Wastewater
- Security Solutions
- I&C
- Controlled Access
- Preventative Maintenance
- 24-Hour Emergency Service
- Outdoor Substations

### CONNECT WITH US

[www.goalterman.com](http://www.goalterman.com)

210.496.6888



## Look familiar?

While enjoying a night on the town, *Construction News* freelance writer **Carol Rothman** was surprised to see a familiar face playing lead guitar for *Zydeco Blanco* on the opening night of Cowboy Mardi Gras in Bandera, TX. **T & D Moravitts'** Earthwork General Manager **Justin Murray** entertained a packed house at 11th Street Cowboy Bar with his great vocals and expert guitar skills. – cwr



T & D Moravitts General Manager - Earthwork

## Throwback Party of the Year



**Alamo Architects** was honored to be a PoP Star sponsor at the 2026 Power of Preservation Prom, a celebration of historic preservation and adaptive reuse in San Antonio. This season's "premiere" highlighted West Houston Street redevelopment projects, with a special spotlight on the Deco-era Alameda Theater.

Power of Preservation Foundation works to protect and activate historic places through advocacy, education, and community engagement. Congratulations to Power of Preservation and co-host The Alameda Theater Conservancy for bringing the preservation community together in support of the long-anticipated restoration of this iconic cultural landmark.

**TAKE ON MORE. SPEND LESS.**

Bobcat® compact track loaders and excavators give you the power to dig deeper, lift higher, and finish faster. And for a limited time, you'll save big with 0% financing or huge cash rebates. Don't wait – these savings won't last long. Stop by your local Bobcat dealer today and put unbeatable performance to work on your next job.

**FINANCING AS LOW AS 0% OR CASH REBATES\***

\*Offer ends 3/31/2026. See bobcatce.com/promotions for complete terms and conditions.

<b>Bobcat of San Antonio</b> (210) 337-6136	<b>Bobcat of Buda</b> (512) 884-5533	<b>Bobcat of Marion</b> (830) 420-9020	<b>Bobcat of Pleasanton</b> (830) 580-4020
--	---	---	---

**QUALITY FENCE & WELDING**

check us out at

210-545-6767 License # B15629

## YOUR ONE-STOP SHOP

Our service plans are customized for your one-time project or ongoing construction needs.

**OUR SERVICE:**

- Dumpster Rentals
- Heavy Hauling
- Asbestos Hauling
- Half-round End Dumps, Mid-sized End Dumps, High-Side Trailers

**CONTACT US**

- 210.384.1328
- RaintreeTransport.com

**RAINTREE TRANSPORT**  
DUMPSTERS | HEAVY HAUL | TRUCKING

**JCH CONSTRUCTION, INC.**

Specializing In  
**Backhoe • Rocksawing • Trenching**

**"We Can Dig It"**

**(210) 651-5612 Fax: (210) 651-5451**  
16701 IH-35 North Selma, Texas

Visit us at [www.jchconstructioninc.com](http://www.jchconstructioninc.com)

**A-1 FIRE & SAFETY**  
Serving South Texas since 1971

**210-342-5518**  
**210-342-3533 FAX**

- Fire Extinguishers
- Extinguishing Systems
- Hydrostatic Testing

203 E. Rhapsody • San Antonio, Tx 78216  
email: [info@a-1fireandsafety.com](mailto:info@a-1fireandsafety.com)  
[www.A1fireandsafety.com](http://www.A1fireandsafety.com)

Onsite and In-Shop Servicing  
Onsite fire extinguisher training  
Factory trained for all services

# INSURANCE



## The Art of Surviving: How to Control Insurance Premiums After a Rough Year

**John Simmang**  
CRM/CIC  
The Nitsche Group Insurance Agency

In the world of commercial insurance, your past is often your prologue. But for business owners who have suffered a string of claims (or maybe just one catastrophic auto claim in today's environment)—that prologue can feel more like a prison sentence.

When loss runs turn red, premiums skyrocket. In today's "hard market"—where insurers are already risk-averse and prices are high—a bad claims history can lead to non-renewals or quotes that threaten your bottom line.

But this doesn't have to be the case: **A bad history doesn't always equal a bad future.**

If you can prove that you have learned from your losses and "rehabilitated" your risk profile, you can negotiate better terms. This isn't about luck; it is about leverage. It requires a three-pronged strategy: aggressive **Loss Control**, strategic **Risk Management**, and a narrative-driven **Communication** plan that turns your business from a "high risk" into a "reformed partner."

But how do you accomplish this?

### Part I: Loss Control – Stop the Bleeding

Before you can ask for a better price, you must stop the leaks. Underwriters are data-driven but also logical. They want to see physical evidence that the past accidents cannot (or at least are unlikely to) happen again.

#### 1. The "Post-Mortem" Analysis

You cannot fix what you don't understand. For every claim in the last five years, conduct a ruthless "post-mortem."

- **Audit your Loss Runs:** Request your currently valued loss runs from your broker. Review them for errors. Are there old claims still listed as "Open" with money reserved for them? If a claim is settled, ensure the carrier closes it so the reserve amount drops to the final paid amount. Underwriters include the reserves when valuing the loss.

- **Root Cause Analysis:** Don't just say "driver hit a pole." Ask why. Was he tired? Was the route poorly planned? Was the vehicle maintenance skipped?

- **Frequency vs. Severity:** Underwriters fear frequency more than severity. A \$1M fire is often seen as a fluke. Ten \$10,000 slip-and-falls indicate a systemic management failure. Identify your patterns. Frequency scares underwriters more than severity because it implies a cultural problem.

Be honest. This is not the place to "sugar-coat". The underwriters are wary of those who cannot accept blame and are very adept at "reading between the lines".

#### 2. Invest in "Hard" Controls

"Soft" controls are policies (e.g., "We tell drivers to be safe"). "Hard" controls are physical or technological barriers to

loss. Underwriters love hard controls because they work even when people are tired or lazy.

- **Telematics:** If you have a fleet, install dash cams and GPS trackers. Data showing a 90% reduction in hard braking events is gold for negotiation. But even if you don't currently have telematics, you might as well start embracing them. In my opinion, mandatory telematics (in order to even get insurance), is less than five years away.

- **Water Mitigation:** Water damage is a leading cause of property loss. Install automatic shut-off valves and leak detectors.

- **Cyber Hygiene:** Implement Multi-Factor Authentication (MFA) immediately. It is no longer optional for reasonable cyber pricing.

#### 3. The "Receipts" Strategy

Keep receipts for everything. Did you fix that uneven sidewalk? Save the invoice. Did you install a new fire suppression system? Take photos. You are building a defense case for your business.

- **Pro Tip:** Create a "Safety CapEx" folder. Every time you spend money on safety (cameras, training, gear), save the proof. This dollar figure proves you are putting your money where your mouth is.

- **The Win:** Being able to **show** the underwriter that you fixed the root cause is 10X more potent than just telling them you addressed the symptom.

### Part II: Risk Management – The Cultural Shift

Loss control is about *things*; Risk Management is about *culture*. This is how you prove to an insurer that your management team is no longer asleep at the wheel.

#### 1. The Contractual Firewall

Half of your risk might not even be yours. Review every contract with vendors, subcontractors, and landlords.

- **Risk Transfer:** Ensure you are transferring risk downstream. If a subcontractor causes a fire, their insurance should pay, not yours.

- **Certificate Management:** rigidly track Certificates of Insurance (COIs) from your vendors. If you can't prove your subs are insured, the underwriter assumes they aren't—and charges you for it.

#### 2. The "Return to Work" (RTW) Program

Workers' Comp costs are driven by how long an employee is out of work.

- **Create "Light Duty" Roles:** Have a pre-written list of jobs (filing, answering phones, inventory) that an injured worker can do.

- **The Math:** Getting an employee back to work at 80% wages often costs less than the hike in your "Experience Mod" if they stay home for months.

### 3. Regular Safety Committees

Establish a safety committee that meets monthly. Keep minutes. It sounds bureaucratic, but it is gold. Submitting "12 months of Safety Committee Meeting Minutes" to an underwriter proves you are actively managing risk, not just hoping for the best.

### Part III: Communication – Selling the "Reformed" You

This is where most businesses fail. They let their broker send a generic application and a messy pile of loss runs to the insurer. The underwriter looks at the bad numbers, stamps "Decline," and moves on.

YOU MUST CONTROL THE NARRATIVE. You need to market your business like a high-value asset, not a distressed property.

#### 1. The "Narrative"

Do not rely on standard insurance forms. Create a "Narrative" or "Risk Resume" that sits on top of your application. This document should tell your story, and the story of your rehabilitation.

#### What goes in a Narrative?

- **Your Operations:** What you do, where, and how. Are there any growth/downsizing plans? This is not the place to sell what you CAN do, but what you actually do. You may also want to include what you refuse to do, and possibly why. This sets the stage in the underwriter's mind. You want to put your best foot forward. Make sure you include your website. They will find it and review it. You need to review it first to make sure it is accurate. If they see things you don't do, 9 times out of 10, it will be something that will put a bad taste in their mouth, and it is hard to overcome that first impression.

- **Your Background:** What is the history of the business and the ownership? How did you get where you are today? What qualifies you to do what you do?

- **The "Mea Culpa":** Acknowledge the bad year or series of years. "In 2023, we experienced higher-than-average losses due to..." Be specific. Address larger claims individually. Address patterns (rear-end collisions, back injuries, etc). The more you lay it out for them, the more they understand that you know what has happened, that it is controllable, and you are doing things to keep past claims from recurring in the future.

- **The Pivot:** "Since then, we have implemented..." List your Hard Controls and Cultural Shifts. This is where you outline updated hiring practices, training, driver controls, etc. Anything you are doing to control losses, tell them about it. Here again, the more you lay it out for them, the more they understand that you know what has happened, that it is controllable, and that you are doing things to prevent past claims from recurring, the better. Be specific. Don't say, "We will hold more safety meetings." This is vague, and what they are used to seeing. Say something like, "We implemented a mandatory pre-shift vehicle inspection checklist on mobile tablets. Since Q1, we have caught 14 mechanical issues before they caused accidents." Something like this is specific and measurable – and this one also happens to be tech-enabled, which underwriters like.

- **The Investment:** "We have invested

\$X,000 in safety upgrades." "We have hired a safety manager, and here is his/her resume."

- **The Overall Result:** "In the last 6 months, our incident rate has dropped by Y%." "In the last 6 months, we have had no rear-end collisions, where we were having one every 30 to 45 days before." It may seem redundant to tell them when the data shows it, but as one of my mentors taught me, "If you do the underwriters' job for them, you are more likely to get a 'Yes!'"

#### 2. Managing Your Broker

Your broker is your defense attorney. If they aren't fighting for you, helping you do these things, showing you the narrative they have written for you, **FIRE THEM.**

- **The Strategy Session:** Meet 6-7 months before renewal. Do not wait until the last minute. When an account has a tough claims history in today's market, the underwriter needs the submission in their hands at least 120 days before renewal. In today's market, it is going to take a compelling narrative and several phone calls to the underwriter to make sure it stays on top of their stack and keeps positive thoughts in the underwriter's head.

- **The "Market Check":** Ask your broker specifically: "Which carriers are you approaching? What is the story you are telling them about our losses?" You may be talking to several brokers, but if an underwriter sees the duplicate submission from several brokers, they know you are "blasted out to the market," and that isn't viewed favorably. Pick a broker or two, but make sure they don't approach the same markets. If they don't tell a consistent story, your real story is not credible.

- **The Direct Pitch:** For large accounts, ask if you can present your rehabilitation story directly to the underwriter on a call. Hearing a passionate business owner explain their safety turnaround can sway a decision-maker in ways a paper form cannot. The underwriter will also be able to "create a relationship" with you. This is the place to be cool, calm, and collected. Knowledge is also a great asset on these types of calls. If you need your safety person on the call, do so. The underwriters don't expect you to know everything; they just need to see you have firm control over it.

#### 3. The "Fluke" Narrative

If you had one massive claim (e.g., a tornado hit your factory), frame it as a "Shock Loss." Emphasize that this was an Act of God, not a failure of management. If you have high frequency (lots of small claims), frame it as a "Legacy Issue" that has been corrected by new management or new protocols.

#### Final Thoughts

Insurance is a financial instrument, but underwriting is a human process. Underwriters want to write good business. They want to find a reason to say "yes" to you, but your claims history gives them a reason to say "no." Your job is to give them the ammunition they need to defend your account to their bosses. By combining rigorous loss control with a compelling rehabilitation story, you turn your insurance renewal from a bill that threatens your bottom line into a negotiation you can survive – and over time – win.

## ACCOUNTING



### Navigating the future of multifamily and single-family home construction

**Crystal Sunbury**  
Real Estate Industry Senior Analyst  
**RSM US LLP**  
Las Vegas, NV

The push for more attainable housing will continue to reshape the market in 2026 and beyond despite the challenges facing homebuilders and multifamily developers.

We expect 2026 will be a turning point for multifamily housing, with stronger rental growth and declining vacancy rates. Last year multifamily showed signs of a supply-and-demand rebalance due to resilient rental demand—driven by limited affordability in the single-family sector—and a decline in multifamily completions.

Developers, meanwhile, should make the most of this opportunity by embracing innovation and appealing to a customer base looking to enter the market.

As for single-family, 2026 is not expected to improve much from 2025 as affordability challenges persist.

How we got here

Affordability is not a new concern in this industry. Demand during the COVID-19 pandemic pushed housing prices and rental rates to record highs across the U.S. due to interest rate cuts and migration from congested metropolitan areas.

But the postpandemic period left the housing market with significant volatility and uncertainty that continue to worsen. Buyers were sidelined by affordability issues and an oversupply of multifamily housing, which created an imbalance that led to a sharp decline in rental growth.

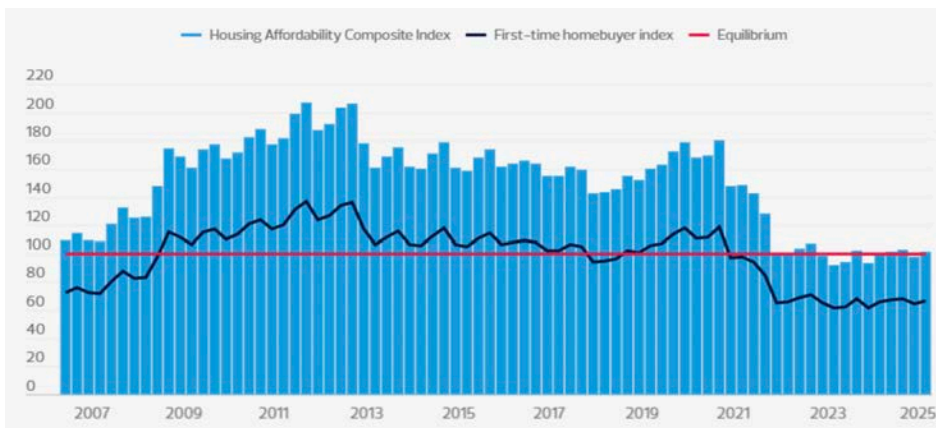
Housing construction, which could not keep up with the demand five years ago, suddenly came to a screeching halt as higher interest rates made housing less attainable for buyers. Simultaneously, the wave of multifamily projects started during the pandemic created an oversupply, particularly in Sun Belt markets.

As inflation hit record highs, the Federal Reserve responded with one of the most aggressive monetary policy tightening cycles in history.

This led to a sharp increase in mortgage rates, which intimidated buyers and left renters with limited affordable options.

Despite only modest price growth since the pandemic era, higher-for-longer mortgage rates combined with limited income growth notably affected affordability—particularly in the first-time homebuyer segment, where many chose multifamily and build-to-rent alternatives over single-family homes.

#### Housing affordability and homebuyer behavior

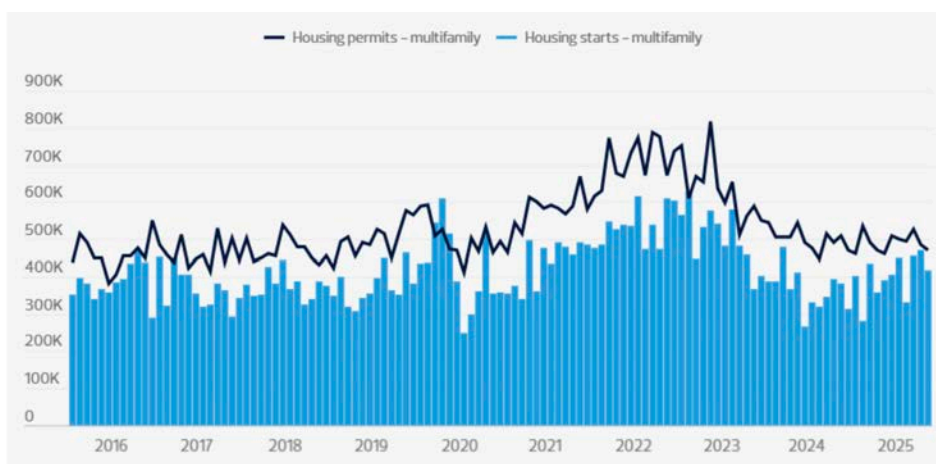


#### Development forecast sunnier for multifamily than single-family

Multifamily development saw an uptick in 2025, with starts up 13.9% year over year in August, according to the U.S. Census Bureau. However, permit data pulled back in recent months, with permits down 7.3% in August compared to the same period in 2024.

Recent improvements in financing conditions and moderating material costs, albeit affected by tariff uncertainty, could help create a brighter landscape for multifamily development. Recovery in this sector will not be uniform since several large Sun Belt markets remain oversupplied despite seeing a decrease in new construction deliveries.

#### Multifamily housing permits and starts



The outlook is grim on the single-family front, which did not fare as well in 2025 as many hoped.

See ACCOUNTING, page 14

## LEGAL



### Jurisdictional Breakthrough: Texas Business Court Upholds Aggregation of Claims in Construction Disputes

**Justin C. Rorick**  
Attorney  
**Cokin Young**  
San Antonio, TX

In a significant victory for contractors navigating complex multi-party disputes, the Texas Business Court recently affirmed its jurisdiction over third-party claims in a high-stakes construction litigation. The ruling in *Cadence McShane Construction Company, LLC v. Ryan BB-BlockhouseCreek, LLC*, No.25-BC03B-0002, marks an important development in how jurisdictional thresholds are applied under the newly established Business Court system. This decision not only reinforces the court's role in handling intricate commercial matters but also provides a roadmap for general contractors to consolidate related claims efficiently. As counsel for the prevailing party, Cadence McShane Construction Company LLC (CMC), we delve into the case's background, key legal battles, the court's reasoning, and the broader implications for the construction industry and complex commercial litigation in Texas.

#### Case Background: A Multifaceted Construction Dispute

The litigation stems from the development of a 347-unit apartment complex in Leander, Texas, known as the Blockhouse Creek project. CMC, serving as the general contractor, entered into a Prime Contract with the property owner, Ryan BB-Blockhouse Creek, LLC (Ryan). The project involved a network of subcontracts with 18 specialized subcontractors, each governed by a uniform subcontract agreement that incorporated the terms of the Prime Contract.

Tensions escalated in February 2025 when CMC filed suit against Ryan, alleging wrongful termination and non-payment for work performed. Ryan countered with claims of project mismanagement and various construction defects, including but not limited to improper installation of roofs, window systems, stucco, and balconies. These allegations implicated not only CMC but also its subcontractors. In response, CMC brought third-party claims against the 18 subcontractors, seeking indemnification and contribution based on the interconnected contracts.

The case was filed directly in the Third Division of the Texas Business Court, leveraging the court's specialized jurisdiction over business-related disputes. However, Ryan challenged this venue through a plea to the jurisdiction, arguing that the third-party claims did not independently meet the Business Court's jurisdictional requirements and could not be aggregated to satisfy the amount in controversy threshold under Texas Government Code Section 25A.004(d)(1).

#### Key Legal Issues: Interpreting "Qualified Transactions" and Aggregation of Claims

At the heart of the dispute was the interpretation of Texas Government Code § 25A.004, which outlines the Business Court's supplemental jurisdiction. Specifically, subsection (d)(1) grants jurisdiction over claims arising out of a "qualified transaction" if the amount in controversy exceeds \$10 million. Section 25A was recently amended to lower the amount in controversy to \$5 million in cases filed after September 1, 2025 (excluding interest, exemplary damages, penalties, and attorneys' fees).

Ryan vigorously argued that each third-party claim against the subcontractors was separate and distinct, lacking a unified "qualified transaction," because Ryan terminated CMC and assumed the subcontracts. They argued that aggregation was impermissible, as the claims did not form a single, cohesive dispute. CMC, on the other hand, asserted that all claims (original, counter, and third-party) arose from "one construction project carried out through a network of related contracts." This interconnectedness, CMC argued, qualified the entire litigation as a series of related transactions under the statute.

The timing of the case added another layer of complexity. The Texas Legislature's House Bill 40 (HB40), effective September 1, 2025 (the same piece of legislation which amended the qualified transaction threshold from \$10 million to \$5 million), amended Section 25A.004 to explicitly define a "qualified transaction" as including a "series of related transactions." Additionally, new subsection (i) clarified that the amount in controversy for jurisdictional purposes is "the total amount of all joined parties' claims." These amendments bolstered CMC's position, emphasizing the Legislature's intent to allow aggregation in multifaceted disputes.

#### The Court's Ruling: A Win for Consolidated Jurisdiction

In a decisive order, the Business Court denied Ryan's plea to the jurisdiction, upholding its authority over the third-party claims. The court adopted CMC's framing, concluding that the claims collectively arose from a qualified transaction involving a single construction project and its web of related contracts. As such, it was unnecessary to evaluate each third-party claim's amount in controversy individually, as the aggregate value of the joined claims satisfied the threshold.

See LEGAL, page 14

# Association Calendar

Content submitted by Associations to Construction News

## ABC

Associated Builders & Contractors  
South Texas Chapter

- Mar. 9:** Government Affairs Committee Meeting
- Mar. 12:** LOGIC -Women In Construction Guest Speaker
- Mar. 18:** Workforce Development Committee Meeting & Apprenticeship Committee Meeting
- Mar. 23-Apr. 29:** Blueprint Reading 101 Course
- Mar. 26:** Lunch & Learn

## AGC

Associated General Contractors San Antonio

- Mar. 3:** WIC Week Pickleball Mixer, 4:30-7:30, Chicken 'N Pickle, 5215 UTSA Blvd., San Antonio
- Mar. 5:** Lunch 'N Learn: Blueprint 101, 11:30am-1pm, AGC Office, 10806 Gulfdale, San Antonio
- Mar. 5:** CLC Hard Hat Tour & Happy Hour. Tour: 2pm, St. Luke's Baptist Hospital, 7930 Floyd Curl Dr., Happy Hour: 3:30 Rock & Brews, 5702 Landmark Pkwy.
- Mar. 11:** Lunch 'N Learn: Everything you need to know about Silica, 11:30am-1pm, AGC Office, 10806 Gulfdale, San Antonio
- Mar. 18:** Annual Golf Tournament, Quarry Golf Club, 444 E. Basse Rd., San Antonio

## ASA

American Subcontractors Association  
San Antonio

- Mar. 5:** Free Safety Update/11:30am
- Mar. 5:** Ladies Night, 4:30-6pm, Copa Wine Bar
- Mar. 10:** Free Webinar: How to Motivate Workers' Compensation Insurers to Compete for your Business, 11am-12pm
- Mar. 12:** Free Tacos & Training: What to Do When OSHA's on the job, 8:30am / FREE for ASA Members
- Mar. 18:** ASA Young Professionals Lunch Meeting, 11:30am
- Mar. 31:** ASA General Meeting, 5:45pm, Petroleum Club of San Antonio

## CTRCA

Central Texas Roofing Contractors  
Association

- Mar. 17:** Lunch & Learn, ABC Supply, 6251 Rittiman Rd., San Antonio

## GSABA

Greater San Antonio Builders Association  
**Mar. 19:** Membership Mixer, 4-7pm, MSI, 17670 Four Oaks Industrial, Ste. 100, Schertz

## HCA de SA

Hispanic Contractors Association  
**Mar. 3:** Women In Construction Pickle Ball Mixer, Hosted by: NAWIC SA TX, ABC South TX, AGC SA, HCA de SA  
**Mar. 25:** March monthly member meeting & mixer (Sponsor wanted), 5:30-7:30pm, Location TBD

## IEC

Independent Electrical Contractors  
**Mar. 2:** 19th - Journeymen Prep Class, Members - \$350 Per Person, Non Members - \$400  
**Mar. 6:** Student Trivia Night, 5:30-7pm  
**Mar. 10:** A&T Committee, 11am  
**Mar. 17:** Continuing Education Class - \$35 Member - \$45 Non Member - 5-9pm  
**Mar.18:** Board of Directors Meeting, 11am  
**Mar.21:**Electrical Maintenance Technician Class - \$150 Per Person - 8am-5pm  
**Mar. 28:** 26th Annual BBQ Cook-Off & Apprentice Wire-Off, Comal County Sheriff Posse, 3826 Morningside Drive, New Braunfels

## MCA-SMACNA INC

Mechanical Contractors Association  
Sheet Metal & A/C Nat'l Association  
**Mar. 11:** Regular & Associates Meeting, 11:30am, The Petroleum Club  
**Mar. 25:** Joint Industry Fund Meeting, MCA-SMACNA Office

## NAWIC

National Association of Women in  
Construction San Antonio  
**Mar. 1:** WIC Week/Community Hike, Eisenhower Park, 19399 NW Military Hwy., San Antonio  
**Mar. 2:** WIC Week/Build a Tool Tote, The Neighborhood Place, 3014 Rivas St., San Antonio  
**Mar. 3:** WIC Week/Pickle Ball AEC Mixer, Chicken 'N Pickle, 5215 UTSA Blvd., San Antonio  
**Mar. 4:** WIC Week/General Meeting, The Barn Door Restaurant & Meat Market, 8400 N. New Braunfels Ave., San Antonio  
**Mar. 5:** WIC Week/Stuff Swag Bags, Braun Intertec Corp., 3503 Crosspoint Ste., 2, San Antonio  
**Mar. 6:** NAWIC Golf Tournament, Silverhorn Golf Club of Texas, 1100 W. Bitters Rd., San Antonio  
**Mar. 7:** WIC Week/Sleep in Heavenly Peace Volunteer Day, Sleep in Heavenly Peace Warehouse, 5536 Business Park, San Antonio

## PHCC

Plumbing Heating Cooling  
Contractors Association  
**Mar. 20:** Contractor GruvLok Training w/ ASC Engineered Solutions/Expert Trainer: Sarah Partida Mechanical Specialist, ASC-ES, 7-8am, PMI Sales & Marketing, 1924 Shipman Dr. San Antonio. RSVP to brittany@phcc-sanantonio.org  
**Mar. 26:** PHCC-SA Par 3 Golf Mixer, 4:30-7:30pm, San Pedro Golf Course. RSVP to brittany@phcc-sanantonio.org

## UCATX

Utility Contractors Association of Texas  
**Mar. 3:** Let's Taco 'Bout it Safety Tacos & Coffee Mtg., 7-8am, E-Z Bel Construction, 214 Jackson Keller Rd., San Antonio



San Antonio posted a projected \$11.5 billion in construction starts in 2025, one of the strongest years on record, according to Dodge Data & Analytics. The research outfit forecasts total starts will hit \$12.6 billion in 2026.

Walk Your Plans – San Antonio & Hill Country serves:

- Custom home builders
- Homeowners
- Commercial builders and developers, from office buildings to restaurants, retail stores, medical facilities and other commercial construction projects
- Architects and designers, including for landscapes and pools
- Designers and builders of public facilities and non-profit structures (e.g., the owners will soon donate use of the Walk Your Plans – San Antonio & Hill Country facility to their church for a walk-through of plans for renovations to the church campus)



Johnathan P. Ellis

architects can also collaborate with clients remotely in real-time. In addition, the company's partnership with Architectural Designs lets clients walk through their future homes to test room sizes, furniture placement and flow before construction begins. Appliances, furniture and vehicles can even be added to allow clients to accurately envision the to-be-built space.

"Experiencing your blueprints at scale empowers you to identify potential challenges and explore alternatives to ensure every detail is perfect during the pre-construction phase, so you can build with intention and precision," commented Owner Johnathan P. Ellis. "Doing it right from the start avoids unnecessary costs and conflicts, strengthening builders' and architects' professional reputations with a smooth process free of unwanted surprises."

Now officially open, Walk Your Plans – San Antonio & Hill Country is located at 7822 Fortune Dr, San Antonio, TX 78250. Tours, consultations and demonstrations can be booked by calling (830) 285-3305 or emailing info@walkyourplansat.com.



Reanna D. Ellis

## — PRO-LINE —

PAVING LLC

ASPHALT PAVING

ASPHALT REPAIR

ASPHALT MILLING

LINE STRIPING

ASPHALT OVERLAY

SEAL COATING

TRAFFIC SIGNAGE

THERMO PLASTIC STRIPING

[www.prolinepaving.com](http://www.prolinepaving.com)  
YOUR FULL SERVICE COMPANY!  
"Over 20 Years Experience"

ESBE SBE 213055107      **1-800-ASPHALT**

**210-530.0062** • **FAX 530.0064**

Aprio

Build Smarter with Aprio

Aprio provides industry-leading tax, financial, and advisory solutions to help you strengthen margins, reduce risk, and keep projects moving.

Visit [Aprio.com/construction](http://Aprio.com/construction)

MIKE & MARK CRAWFORD

P.O. Box 791324 SAN ANTONIO, TX 78279-1324

EMAIL: [estimating@prolinepaving.com](mailto:estimating@prolinepaving.com)

**ACCOUNTING con't**

Higher interest rates continued to suppress demand and keep out aspiring buyers. Although material inflation moderated, its lingering effects coupled with tariff uncertainty continued to drive up building costs and squeeze margins.

A recent easing in interest rates brightened builder confidence, which increased by five points in October to 37—the highest reading since April—according to the National Association of Homebuilders. This suggests that while sentiment is still negative (below 50), conditions are improving.

Notably, the sales expectation index jumped nine points to 54, indicating that builders feel optimistic about future conditions in the home sale market.

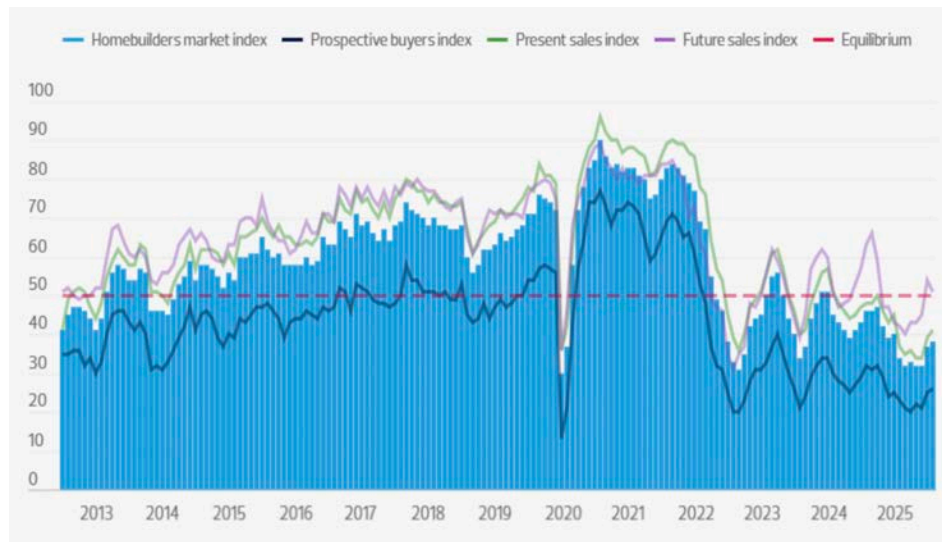
**Labor issues, tariffs affecting builders**

Builders and multifamily developers faced significant headwinds in 2025 despite improving sentiment, including consumer affordability challenges, material price inflation, labor shortages and a higher cost of capital.

While material price growth is moderating and interest rates are showing a gradual decline, the effects of higher tariffs are likely to result in higher material costs—creating further uncertainty in the construction landscape.

The shortage of skilled workers will continue to affect the cost and availability of labor, which could result in construction delays, higher labor costs and slower future growth.

**Gauging the housing market**



Source: National Association of Home Builders / Wells Fargo; RSMUS LLP

A recent study by the National Association of Home Builders estimated the annual economic impact to the construction industry to be \$10.8 billion annually due to longer construction times associated with the skilled labor shortage in the U.S.

This study also estimated that the labor shortage added 1.98 months to incremental construction time, with smaller builders experiencing even more delays.

**Focus on attainability and innovation**

As the single-family and multifamily construction industries look to capitalize on opportunities, attainability should be developers' primary focus.

Continuing to offer incentives, including rate buydowns, and providing smaller and more affordable housing options are strategies developers could consider to attract more buyers.

Embracing innovative building practices can also help developers increase market share and stay competitive. Leveraging modular construction, AI-driven project management and sustainability-focused designs will help reshape cost structures and tenant expectations—while providing a competitive advantage.

**LEGAL con't.**

The ruling highlighted the practical realities of construction litigation, where defects and delays often involve multiple parties under interdependent agreements. By rejecting Ryan's narrow interpretation, the court prevented the fragmentation of disputes, which could otherwise force parallel proceedings in different venues, which would be inefficient and costly for all involved and fly in the face of the intention behind the creation of the business courts, which is to attract companies to Texas by providing efficiency and predictability in complex commercial litigation disputes.

Notably, the decision referenced the recent HB40 amendments, interpreting them as confirmatory of the aggregation approach. This alignment with legislative updates underscores the Business Court's role as a forward-looking forum for resolving complex business matters.

**Implications for Contractors and the Texas Business Court**

This jurisdictional victory has far-reaching implications for the construction sector in Texas. First and foremost, it empowers contractors like CMC to bring comprehensive actions in the Business Court, even when individual claims fall below monetary thresholds. By allowing aggregation, the ruling facilitates the resolution of large-scale projects' disputes in a single, specialized venue equipped with judges experienced in commercial law.

For property owners and developers, the decision signals potential challenges in contesting jurisdiction, particularly in projects with layered subcontracting. It may encourage more strategic forum selection, with parties opting for the

Business Court's expertise over traditional district courts.

Broader still, this case exemplifies the evolving landscape of Texas' judicial system. Established to handle high-value business disputes, the Business Court is proving itself in complex construction matters, which often involve intricate contractual networks and significant economic stakes. As more cases test its boundaries, we anticipate a uniform approach emerging favoring predictability, efficiency, and aggregation.

Contractors should take note: When drafting agreements, emphasize the interrelated nature of project contracts to strengthen jurisdictional arguments and perhaps incorporate consent to the Business Court's jurisdiction. Additionally, staying abreast of legislative tweaks, such as those in HB40, is crucial for leveraging the Business Court's advantages before a dispute even arises.

In conclusion, this decision is a testament to the efficacy of Texas' Business Court in promoting efficient and predictable justice. For CMC, it paves the way for a merits-based resolution of the underlying claims. As the construction industry continues to grapple with rising complexities, from supply chain disruptions to defect litigation, this ruling offers a playbook for asserting jurisdiction in multi-party battles.

As a special thank you, trial counsel Stephanie O'Rourke and Tracy Glenn were both pivotal in securing this landmark victory. Their expertise in navigating the intricacies of construction litigation and the Texas Business Court system exemplifies the highest standards of legal excellence.

**Serving South Central Texas since 1980 as a Major Source for Commercial Building Materials & Supplies**

**DOWNTOWN**  
Off IH-10 @ Colorado Street  
**1146 W. LAUREL**

**LYNWOOD**  
**BUILDING MATERIALS, INC.**

**210-477-3000**  
**Fax 477-3090**

Toll Free 1-800-580-9052    [www.lynwoodsa.com](http://www.lynwoodsa.com)

**RIVER CITY BOLT & SCREW**  
Construction and Industrial Fasteners & Supplies

**FASTENERS**  
**THREADED ROD & STUDS**  
**STRUCTURAL BOLTS**  
**ANCHOR BOLTS**  
**WELD STUDS**  
**ABRASIVES**  
**SAFETY SUPPLIES**  
**CUTTING TOOLS**  
**FITTINGS**  
**FASTENER ASSORTMENTS**

5306 Jackwood Drive  
San Antonio TX 78238  
Phone #: 210-999-5721  
Email: [sales@rivercitybolt.com](mailto:sales@rivercitybolt.com)  
Website: [www.rivercitybolt.com](http://www.rivercitybolt.com)

## A familiar face with a new name

For almost 24 years, **Ramiro Chavez** has been a familiar face in the construction industry, particularly when it comes to concrete and coatings.

Formerly the founder of **ARS** and **Garren Construction**, Chavez went on to form **Caden Construction** just a few years before his 8a certification with ARS and Garren Construction was about to expire.

Unfortunately, life had its twists and turns and the two companies, ARS and Garren Construction, were dissolved after an unfortunate divorce. Fortunately for Chavez, Caden Construction, which was conceived in 2022, was well on its way, doing what ARS and Garren Construction used to do for all their great clients, and in two years will be able to apply for its 8a certification.

In 2023, Chavez brought one of his main guys from ARS, **Juan Briceno**, to Caden Construction. With 20 percent equity in the company, Briceno is Caden's project manager and lead superintendent. "He is the brains behind the operations," says Chavez.

Although the name Caden Construction may not be familiar to many, their quality of work and people, like Chavez and Briceno, are definitely well-known within the construction industry. "Some of the jobs that we lay claims to are the Air Force One Hangar project, La Cantera, and Formula One Raceway," states Chavez.

"Caden Construction is a concrete and coatings company. We do everything from your normal flat work, concrete, paving, to a lot of concrete repair and restoration to include high-quality decorative concrete solutions, including epoxy flooring for garages, workout areas, pool decks, and commercial spaces. We also do gypcrete and lightweight concrete for wood structured buildings. We also do



parking lot striping. If it goes on the ground, part of the surface like that, we can do it."

Primarily a commercial contractor, Caden Construction also does residential and is currently building their residential portfolio. The company is now 24 employees strong with half coming over from ARS, many of which are well experienced in the concrete and coatings trade.

While Caden Construction is thriving, one of the obstacles they hit early on was losing the contacts they developed over the past 20-plus years. "People don't know us as Caden Construction," Chavez adds. "They know us, or rather knew us, as ARS. Our name has changed but still we still do what we say we are going to do. We took care of our clients under ARS and we take care of our clients as Caden Construction. We did good work then and we still do good work."

Headquartered in San Antonio, Caden Construction primarily serves San Antonio and its surrounding areas. However, as its services are being required more and more in the Austin market, don't be surprised if Caden Construction has a brick and mortar office in the Austin market. -cwr

## Hot Knowledge, Cool Trophies

The Plumbing Heating Cooling Contractors Association (PHCC) apprentices were treated to a wonderful demonstration by Brandon Stowe with VIEGA on MegaPress and ProPress Street Reducers. With that knowledge, they were able to fabricate these very well put together trophies for their Sporting Clay Tournament! Thank you Brandon Stowe w/VIEGA, Colton Bolin w/Bolin Plumbing, and Douglas Trimble w/Ferguson for their contributions and donations towards this fun project.





# SPRING GOLF TOURNAMENT

STARS & STRIPES CLASSIC

RIVER CROSSING CLUB

APRIL 20, 2026

Team of 4\*

Members \$1,200

Future Member \$1,300

Single Players\*

Members \$300

Future Member \$400

\*Includes mulligans, prize & drink tickets and contest entries

Exhibitors \$600

Sponsorships Available






ABC NEEDS YOU!

7AM Registration  
8AM Contests  
9AM Tee Time

## THE EXIT PLANNING COACH®



### SELL TO YOUR EMPLOYEES


Many Owners are unaware of the benefits of an employee sale.

- Get full market value
- Choose your time frame
- Maintain control until you leave
- Partial, staged or full transfer at your option

If you are thinking about selling in 3 to 10 years, and have employees who could run the business, a Management Buy Out or Employee-Owned Trust can provide flexibility and control. A Worker Co-op or ESOP may also create substantial tax benefits.

Preserve your legacy while creating liquidity. We specialize in helping construction related companies navigate the path to a new generation of ownership.

Take our 15-minute Assessment and we will schedule a complimentary video interview to help you understand your options. There is no obligation.



The Exit Planning Coach  
John F. Dini, CExP, CEPA, CBEC, CEMC  
President MPN Inc.  
jdini@mpninc.com | (210) 615-1800

Advising San Antonio business owners since 1994.

## Buckin' Good BBQ

The Hispanic Contractors Association (HCA de SA) hosted their 9th Annual Rodeo BBQ Cook-Off & Private Party presented by Satterfield & Pontikes Construction and it was one for the books! Despite the very cold rodeo weather, teams showed up, fired up the pits, and delivered an incredible and very close competition. The

competition was tight, the food was incredible, and the camaraderie was even better. HCA de SA would like everyone to join them next year as they celebrate the 10th anniversary of this incredible event. Gracias for your support of the Rodeo BBQ Cook-Off, KASH for KIDS, and the HCA de SA. *Photos courtesy of Mary C Haskin Photography*



Guido 1st Place chicken



Turner Texas 2nd Place chicken



Rogers-O'Brien 3rd Place chicken



Rogers-O'Brien 1st Place ribs



Turner Texas 2nd Place ribs



Satterfield & Pontikes 3rd Place ribs



Nobel 1st Place brisket



Guido 2nd Place brisket



Satterfield & Pontikes 3rd Place ribs



Rogers-O'Brien Grand Champions

### 2026 Winners

#### Chicken

- 1st Place: Guido Companies
- 2nd Place: Turner Texas
- 3rd Place: Rogers-O'Brien Construction

#### Ribs

- 1st Place: Rogers-O'Brien Construction
- 2nd Place: Turner Texas
- 3rd Place: Satterfield & Pontikes Construction

#### Brisket

- 1st Place: Noble Texas Builders
- 2nd Place: Guido Companies
- 3rd Place: Rogers-O'Brien Construction

#### 2026 Grand Champions:

Rogers-O'Brien Construction

## Future Leaders Find Their WHY



The Associated Builders & Contractors (ABC) South Texas Chapter had a room full of Future Leaders Initiative members, board members, and others who were hungry to learn more and dive into finding or strengthening their purpose.

In his book, Start With Why, Simon Sinek says, "Regardless of WHAT we do in our lives, our WHY—our driving purpose, cause or belief—never changes." Michelle Davis, president of ABC South chapter, led a great

discussion to a packed house on the importance of finding one's WHY and the impact it has on our everyday lives. Thank you to Chair Kyle Reding and Co-Chairs Cole Wick, and Tegan Wyld for leading and sharing the goals of this affinity group.



[www.pipelineintelligence.com](http://www.pipelineintelligence.com)

Two publications that have an up-to-the-minute quick reference listing of your upcoming pipeline and renewable projects around the US & Canada

**Ashley Mohn**  
Vice President  
281-499-3131

[www.windsolarintelligence.com](http://www.windsolarintelligence.com)



**MadCat Metals**  
Diego@MadCatMetals.com

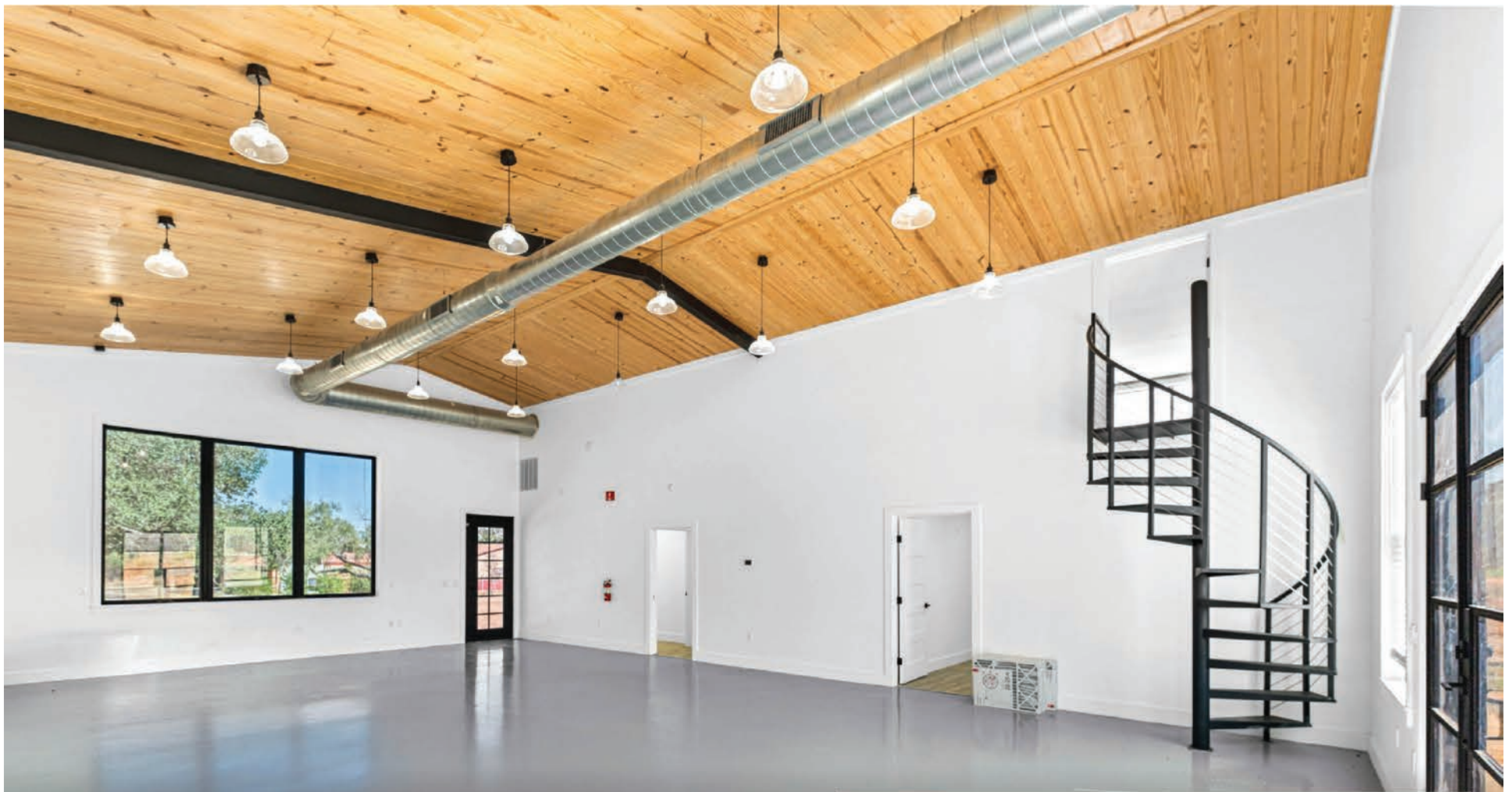


Architectural  
& Decorative

Design Fabrication & Install



Field Dims & In-House Design Work San Antonio, Austin, & Houston Area



# For Lease

*Location, Location, Location*

- ✓ Hwy 87 Frontage
- ✓ 10 Minutes to IH 10
- ✓ 1 Minute to 1604
- ✓ 2 Minutes to La Vernia

## MULTI PURPOSE PROPERTY

Large open space, private office, men's and ladies' restrooms with shower and full kitchen with break room



**1.5 Acres**



**2150 Sq. Ft. Office Building**



Bonus Loft



2 Bathrooms



Kitchen

## CONSTRUCTION COMPANIES -

Plenty of room for vehicle, equipment, or material storage

 **210-889-2559**  
(CALL OR TEXT)

 **13747 US Hwy 87 E, Adkins, TX 78101**