



PUBLIC SERVICE BOARD MEETING
AGENDA ITEM
REGULAR MEETING
Wednesday, July 09, 2025

SUBJECT

Construction Manager At-Risk (CMAR) Construction Contract for the Pure Water Center Guaranteed Maximum Price 4 (GMP 4)

BACKGROUND

EPWater is advancing efforts to diversify EPWater's water supply portfolio by implementing direct potable reuse through the development of the Pure Water Center. Once operational, the Pure Water Center will provide a new, drought-resistant water source, delivering up to 10 million gallons per day directly into EPWater's distribution system.

This innovative facility will be the first of its kind in the region, transforming treated effluent from the secondary clarifiers at the Roberto R. Bustamante Wastewater Treatment Plant into high-quality drinking water. The water will undergo a multi-barrier purification process at the Pure Water Center, including membrane microfiltration, reverse osmosis, ultraviolet light with advanced oxidation, granular activated carbon filtration, and chlorine disinfection.

Construction is scheduled to begin in summer 2025, with completion anticipated by late 2028. The estimated construction cost is \$296 million. The project is being delivered by the CMAR method. PCL/Sundt proposed to deliver the CMAR project in multiple GMPs. GMP 4 contains fifteen work packages: Masonry, Wet Fire Ext, Roofing, Metal Lab Casework, Paving, Overhead Coiling Doors, Landscape, Flooring and Tile, Roller Window Shades, Fencing, Liquid Chemical Magnetic Drive Gear Rotary, Metals and FRP, Doors and Glazing, Granular Activated Carbon and the Submersible Chemical Liquid Sump Pumps Package.

PRIOR PSB ACTION

- On September 11, 2024, the Public Service Board approved GMP 1 for early procurement of membrane filters.
- On May 14, 2025, the Public Service Board approved GMP 2 for the utility relocation package.
- On June 11, 2025, the Public Service Board approved GMP 3 for the Electrical, Instrumentation and Controls and Diesel Generator package, Tilt-Up Concrete and Area 20 Structural Steel package, and HVAC Package.

UTILITY KPI ALIGNMENT

Total Water Supply

EVALUATION PROCESS

In accordance with Texas Government Code Chapter 2269, PCL/Sundt advertised competitive sealed proposals work packages:

Work Package 4.1 - PCL/Sundt received two proposals for the Masonry package from Beaty Masonry Company and from Belt Con. PCL/Sundt staff reviewed and evaluated the proposals. Beaty Masonry Company was ranked highest by the selection committee and offers the best value for this package. Beaty Masonry Company meets all project requirements.

Work Package 4.2 - PCL/Sundt received a sole proposal for the Wet Pipe Fire Extinguishing System package from Western States. PCL/Sundt staff reviewed and evaluated the proposal. Western State meets all project requirements.

Work Package 4.3 - PCL/Sundt received two proposals for the Roofing package from Commercial Roofing and Mountain Star Roofing. PCL/Sundt staff reviewed and evaluated the proposals. Commercial Roofing was ranked highest by the selection committee and offers the best value for this package. Commercial Roofing meets all project requirements.

Work Package 4.4 - PCL/Sundt received three proposals for the Lab Casework package from 424 Lab Design & Supply, Hallmark Casework and MGC, Inc. PCL/Sundt staff reviewed and evaluated the proposals. MGC, Inc. was ranked highest by the selection committee and offers the best value for this package. MGC, Inc. meets all project requirements.

Work Package 4.5 - PCL/Sundt received two proposals for the Asphalt package from HPO Construction and Southwest Paving. PCL/Sundt staff reviewed and evaluated the proposals. Southwest Paving was ranked highest by the selection committee and offers the best value for this package. Southwest Paving meets all project requirements.

Work Package 4.6 - PCL/Sundt received a sole proposal for the Overhead Coiling Doors package from Miner Ltd. PCL/Sundt staff reviewed and evaluated the proposal. Miner Ltd. meets all project requirements.

Work Package 4.7 - PCL/Sundt received a sole proposal for the Landscape package from Accent Landscape. PCL/Sundt staff reviewed and evaluated the proposal. Accent Landscape meets all project requirements.

Work Package 4.8 - PCL/Sundt received a sole proposal for the Flooring and Tile package from Contractors Tiles Plus. PCL/Sundt staff reviewed and evaluated the proposal. Contractors Tiles Plus meets all project requirements.

Work Package 4.9 - PCL/Sundt received three proposals for the Roller Shades package from Budget Blinds, Motorized Sun Solutions and Standard Textile. PCL/Sundt staff reviewed and evaluated the proposals. Standard Textile was ranked highest by the selection committee and offers the best value for this package. Standard Textile meets all project requirements.

Work Package 4.10 - PCL/Sundt received two proposals for the Fences and Gates package from Qannex Corp. and S&S Contractors. PCL/Sundt staff reviewed and evaluated the proposals. S&S Contractors was ranked highest by the selection committee and offers the best value for this package. S&S Contractors meets all project requirements.

Work Package 4.11 - PCL/Sundt received a sole proposal for the Liquid Chemical Magnetic Drive Gear Rotary package from James, Cook & Hobson, Inc. PCL/Sundt staff reviewed and evaluated the proposal. James, Cook & Hobson, Inc. meets all project requirements.

Work Package 4.12 - PCL/Sundt received a sole proposal for the Doors and Hardware package from APCO. PCL/Sundt staff reviewed and evaluated the proposal. Contractors APCO meets all project requirements.

Work Package 4.13 - PCL/Sundt received two proposals for the Glazing package from Basil Glass and Glass House. PCL/Sundt staff reviewed and evaluated the proposals. Glass House was ranked highest by the selection committee and offers the best value for this package. Glass House meets all project requirements.

Work Package 4.14 - PCL/Sundt received two proposals for the Granular Activated Carbon Quenching System package from Aqueous and Calgon Carbon Corporation. PCL/Sundt staff reviewed and evaluated the proposals. Calgon Carbon Corporation was ranked highest by the selection committee and offers the best value for this package. Calgon Carbon Corporation meets all project requirements.

Work Package 4.15 - PCL/Sundt received a sole proposal for the Submersible Chemical Liquid Sump Pumps package from James, Cook & Hobson, Inc. PCL/Sundt staff reviewed and evaluated the proposal. James, Cook & Hobson, Inc. meets all project requirements.

PCL/Sundt submitted the GMP 4 proposal in the amount of \$13,833,948. The amount includes the direct cost from the work package proposal, general condition cost, contingencies, insurance, bonds and CMAR fee. EPWater staff, in coordination with the engineer of record, has reviewed the GMP 4 proposal and recommends approval of GMP 4. The submitted cost reflects current market conditions and has been determined to be fair and reasonable. Notably, the GMP 4 amount is approximately 1.8% above the project's cost model estimate of \$13,577,633.

FINANCIAL IMPLICATIONS

Sufficient funds are available in Account Number 1006, and the funding source is the Land Reserve Fund. This expenditure is part of the FY2025-26 CIP budget.

PROPOSED ACTION REQUESTED

Consider and approve an amendment to the Construction Manager At-Risk (CMAR) construction contract with PCL/Sundt, a joint venture, for the Pure Water Center project and accept Guaranteed Maximum Price No. 4 (GMP 4) in the amount of \$13,833,948.

SUPPORTING DOCUMENTATION PROVIDED

- GMP 4 Proposal Breakdown



Date	June 16, 2025
Time	1:04:09 PM
BE Number	AWPF_GMP4
Opportunity No	54.591.CIV.22.116018
Owner File No	
Estimator	Juan Lopez

General Estimate Summary & Item Analysis Sheet

Project	EPWater Advanced Water Purification Facility GMP 4
Location	El Paso, TX, USA
Owner	El Paso Water
Designer	Carollo

Bid Closing	
Project Start	May 21, 2024
Completion	May 21, 2024



CONSTRUCTION
BE Number AWPf GMP4
Opportunity No 54.591.CIV.22.116018
Owner File No
Project **EPWater Advanced Water Purification Facility GMP**
Location El Paso TX, USA

PCL | Sundt A Joint Venture

Summary Page 1 of 2
Jun 16, 2025
1:04:10 PM
Juan Lopez

General Estimate Summary

Sheet Name	Description	Quantity UOM	Labor			Equipment			Services/ Tools / Supplies		Material		Subcontract		Total Cost	
			Hours	Rate	Total	Hours	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total
COST OF WORK																
GMP 4LS																
GMP4.0	04 00 00 Masonry	1 LS	---	---	---	---	---	---	---	5,182	---	---	---	378,269	---	383,451
GMP4.1	21 13 14 - Wet Fire Sprinkler System	1 LS	---	---	---	---	---	---	---	2,279	---	---	---	166,360	---	168,639
GMP4.2	07 54 23 - Roofing	1 LS	---	---	---	---	---	---	---	11,282	---	---	---	823,500	---	834,782
GMP4.3	12 35 53.13 - Metal Laboratory Casework	1 LS	---	---	---	---	---	---	---	1,012	---	---	---	73,883	---	74,895
GMP4.4	32 12 16 - Asphalt Paving	1 LS	---	---	---	---	---	---	---	8,569	---	---	---	625,460	---	634,029
GMP4.5	08 33 23 - Overhead Coiling Doors	1 LS	---	---	---	---	---	---	---	1,655	---	---	---	120,835	---	122,490
GMP4.6	32 84 00 - Landscape & Irrigation	1 LS	---	---	---	---	---	---	---	5,562	---	---	---	405,988	---	411,550
GMP4.7	12 24 13 - Roller Window Shade	1 LS	---	---	---	---	---	---	---	2,692	---	---	---	196,496	---	199,188
GMP4.8	32 13 19 - Decorative Metal & 32 31 13 - Chain Link Fences and Gates	1 LS	---	---	---	---	---	---	---	8,361	---	---	---	610,275	---	618,636
GMP4.9	43 33 40.01 - Liquid Chemical Magnetic Drive Gear Rotary Pumps	1 LS	---	---	---	---	---	---	---	1,328	---	96,926	---	---	---	98,254
GMP4.10	06 81 03 - Metals and FRP	1 LS	---	---	---	---	---	---	---	35,620	---	---	---	2,600,000	---	2,635,620
GMP4.11	08 11 13 - Doors, Frames and Hardware & 08 41 13 - Glass and Glazing	1 LS	---	---	---	---	---	---	---	12,223	---	---	---	892,205	---	904,428
GMP4.12	46 31 15 - Granular Activated Carbon Quenching System	1 LS	---	---	---	---	---	---	---	27,972	---	2,041,766	---	---	---	2,069,738
GMP4.13	43 25 00.15 -Submersible Chemical Liquid Sump Pumps	1 LS	---	---	---	---	---	---	---	483.95	---	35,325	---	---	---	35,809
GMP4.14	43 33 50.01 - Liquid Chemical Double Diaphragm Metering Pumps	1 LS	---	---	---	---	---	---	---	1,562	---	114,005	---	---	---	115,567
GMP4.15	43 31 43 - Polyethylene Storage Tanks	1 LS	---	---	---	---	---	---	---	1,294	---	94,429	---	---	---	95,722
GMP4.16	09 30 00 -Flooring & Tile	1 LS	---	---	---	---	---	---	---	---	---	13,142	---	959,292	---	972,434
GMP 4LS			---	---	---	---	---	---	---	127,077	---	2,395,593	---	7,852,563	---	10,375,233
COST OF WORK			---	---	---	---	---	---	---	127,077	---	2,395,593	---	7,852,563	---	10,375,233

001 STANDARD-LANDSCAPE-MASTER.RPT

C:\Users\edyortega\AppData\Local\BEST\LocalFiles\3f6f6ce7-d1e9-4ac0-a6ed-94e11ce1314f\

Proprietary and Confidential



CONSTRUCTION
BE Number AWPf GMP4
Opportunity No 54.591.CIV.22.116018
Owner File No
Project **EPWater Advanced Water Purification Facility GMP**
Location El Paso TX, USA

PCL | Sundt A Joint Venture

Summary Page 2 of 2
Jun 16, 2025
1:04:10 PM
Juan Lopez

General Estimate Summary

Sheet Name	Description	Quantity	UOM	Labor			Equipment			Services/ Tools / Supplies		Material		Subcontract		Total Cost	
				Hours	Rate	Total	Hours	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total
ALLOWANCES & CONTINGENCIES																	
CC	PROJECT (CONTRACTOR)	1	LS	---	---	---	---	---	---	---	622,514	---	---	---	---	---	622,514
CONTINGENCY				---	---	---	---	---	---	---	622,514	---	---	---	---	---	622,514
ALLOWANCES & CONTINGENCIES				---	---	---	---	---	---	---	622,514	---	---	---	---	---	622,514
GENERAL CONDITIONS																	
GE 8	F6 BOND	100	%	---	---	---	---	---	---	830.04	83,004	---	---	---	---	830.04	83,004
GE 9	F7 INSURANCE	100	%	---	---	---	---	---	---	3,085	308,497	---	---	---	---	3,084.97	308,497
GENERAL CONDITIONS				3.77%	T.DC.	---	---	---	---	---	391,501	---	---	---	---	---	391,501
TOTAL PRICE				---	---	---	---	---	---	---	1,141,092	---	2,395,593	---	7,852,563	---	11,389,248
Fee				8.65%	T.C.												985,170
OWNER CONTINGENCY & ALLOWANCE																	
OC	OWNERS CONTINGENCY	1	LS	---	---	---	---	---	---	---	1,459,531	---	---	---	---	---	1,459,531
OWNER CONTINGENCY & ALLOWANCE				3.77%	T.DC.	---	---	---	---	---	1,459,531	---	---	---	---	---	1,459,531
TOTAL BID																	13,833,948