



**PUBLIC SERVICE BOARD MEETING
AGENDA ITEM
REGULAR MEETING**

Wednesday, September 10, 2025

SUBJECT

Construction Manager At-Risk (CMAR) Construction for the Haskell R. Street Wastewater Treatment Plant (WWTP) Various Improvements Project Guaranteed Maximum Price 3 (GMP 3)

BACKGROUND

The Haskell R. Street Wastewater Treatment Plant (Haskell Plant) is a conventional activated sludge facility with a treatment capacity of up to 27.7 million gallons per day (MGD). Now over a century old, the plant is undergoing multiple capital improvement projects to address aging infrastructure, ongoing maintenance challenges, and operational inefficiencies.

The project is being delivered using the Construction Manager at Risk (CMAR) method, with implementation divided into multiple Guaranteed Maximum Price (GMP) packages. GMP 3 specifically encompasses the Grit Building Improvements work package. As part of this package, a new grit facility will be constructed to replace the aging and outdated existing structure.

PSB PRIOR ACTION

- On April 12, 2023, the Public Service Board awarded a preconstruction services contract for the Construction Manager At-Risk for the Haskell R. Street Wastewater Treatment Plant Various Improvements Project – RFP 125-22, to PCL Construction/Sundt Construction, Inc. in the estimated amount of \$1,000,000.
- On December 11, 2024, the Public Service Board approved a CMAR construction contract with PCL/Sundt, a joint venture, for the Haskell R. Street WWTP Various Improvements Project and accepted the Guaranteed Maximum Price Number 1 (GMP 1) in the amount of \$4,708,868.
- On January 8, 2025, the Public Service Board approved an amendment to the CMAR construction contract with PCL/Sundt, a joint venture, for the Haskell R. Street WWTP Various Improvements project and accepted the Guaranteed Maximum Price Number 2 (GMP 2) in the amount of \$6,888,716.

UTILITY KPI ALIGNMENT

Improve Infrastructure

EVALUATION PROCESS

In accordance with Texas Government Code Chapter 2269, PCL/Sundt, a Joint Venture, advertised a competitive sealed proposal work package for the Grit Removal System Improvements. Arcadis only received one proposal from PCL/Sundt for GMP 3. The engineer of record, along with EPWater staff, reviewed the proposal and determined that the PCL/Sundt Joint Venture met all requirements established under GMP 3.

PCL/Sundt submitted the GMP3 proposal in the amount of \$37,578,709. EPWater staff, in coordination with the engineer of record, has reviewed the GMP3 proposal and recommends approval of GMP3. The submitted cost reflects current market conditions and has been determined to be fair and reasonable. Notably, the GMP3 amount is approximately 1% under the project's cost model estimate of \$37,864,474.

FINANCIAL IMPLICATIONS

Sufficient funds are available in Account Number 3990. This expenditure is part of the FY2025-26 budget.

PROPOSED ACTION REQUESTED

Consider and approve an amendment to the Construction Manager At-Risk construction contract with PCL/Sundt, a joint venture, for the Haskell R. Street Wastewater Treatment Plant Various Improvements project and accept the Guaranteed Maximum Price Number 3 (GMP 3) in the amount of \$37,578,709.

SUPPORTING DOCUMENTATION PROVIDED

- GMP 3 Proposal Breakdown

BE Number HRSWWTP GMP3
 Opportunity No 54.591.CIV.22.116018
 Owner File No RFP 88-22
 Project **EPW Haskell R Street WWTP Various Improvement**
 Location El Paso TX, USA

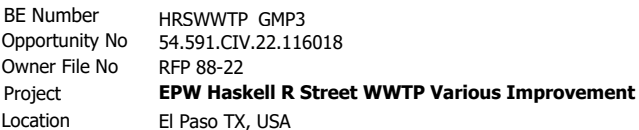
PCL/Sunt JV

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General Estimate Summary

Juan Lopez

Sheet NameDescriptionQuantity UOM			Labor			Equipment			Services/ Tools / Supplies		Material		Subcontract		Total Cost	
			Hours	Rate	Total	Hours	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total
DIRECT COSTS																
GMP 3 - Grit Removal Building1 LS																
GR1	Grit Removal Building Subcontractor	1 LS	---	---	---	---	---	---	---	---	---	---	---	22,500,000	---	22,500,000
GMP 3 - Grit Removal Building1 LS			---	---	---	---	---	---	---	---	---	---	---	22,500,000	---	22,500,000
DIRECT COSTS			---	---	---	---	---	---	---	---	---	---	---	22,500,000	---	22,500,000
ALLOWANCES & CONTINGENCIES																
CC	PROJECT (CONTRACTOR) CONTINGENCY	1 LS	---	---	---	---	---	---	---	562,500	---	---	---	---	---	562,500
UA	UNFORSEEN UTILITY ALLOWANCE	1 LS	---	---	---	---	---	---	---	250,000	---	---	---	---	---	250,000
DT	UNFORSEEN DEBRIS REMOVAL ALLOWANCE	1 LS	---	---	---	---	---	---	---	250,000	---	---	---	---	---	250,000
ALLOWANCES & CONTINGENCIES			---	---	---	---	---	---	---	1,062,500	---	---	---	---	---	1,062,500
GENERAL EXPENSE COSTS																
HW1	CMAR STAFF GMP 3	1 LS	26,173	168.36	4,406,445	46,624	---	457,277	---	1,317,864	---	---	---	---	---	6,181,585
GEE	OWNER/ENGINEER GE EXPENSE	1 LS	---	---	---	---	---	---	---	117,238	---	---	---	---	---	117,238
GE 8	F6 BOND	100 %	---	---	---	---	---	---	2,082	208,192	---	---	---	---	2,081.92	208,192
GE 9	F7 INSURANCE	100 %	---	---	---	---	---	---	7,738	773,781	---	---	---	---	7,737.81	773,781
GENERAL EXPENSE COSTS32.36% T.DC.			26,173	---	4,406,445	46,624	---	457,277	---	2,417,075	---	---	---	---	---	7,280,796
TOTAL COST			26,173	---	4,406,445	46,624	---	457,277	---	3,479,575	---	---	---	22,500,000	---	30,843,296
Fee12.50% T.C.																3,855,412
TOTAL BID																34,698,709
OWNER CONTINGENCY & ALLOWANCE																
OC	OWNERS CONTINGENCY	1 LS	---	---	---	---	---	---	---	2,880,000	---	---	---	---	---	2,880,000
OWNER CONTINGENCY & ALLOWANCE32.36% T.DC.			---	---	---	---	---	---	---	2,880,000	---	---	---	---	---	2,880,000



General Estimate Summary

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