



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

Wednesday, October 8, 2025

SUBJECT

Construction Manager At-Risk (CMAR) Construction Contract for the Pure Water Center Guaranteed Maximum Price Number 6 (GMP 6)

BACKGROUND

EPWater is advancing efforts to diversify the city'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 the city'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 started in summer 2025, with completion anticipated by summer of 2029. 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 6 contains seventeen work packages: Rotary Lobe Blowers, FRP Above Ground Storage Filters, Cartridge Filters, Horizontal ANSI Centrifugal Pumps, Horizontal Self-Priming Sample Centrifugal, Vertical Multistage Centrifugal Pumps, Submersible Medium Capacity Centrifugal Pumps, Pressure Filter Vessels, Vertical Non-Metallic Sump Pump, Waterproofing, Firestopping and Sealants, Wall Tiles, Signage, PEMB Canopies, Painting and Coatings, Concrete, Earthwork, Site Concrete, and Wall & Ceiling Finishes.

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.
- On July 9, 2025, the Public Service Board approved GMP 4 for the Process Equipment, Building Materials and Site-Civil Work.
- On August 13, 2025, the Public Service Board approved GMP 5 for the Process Mechanical, Ultraviolet System, Plumbing Installation and Reverse Osmosis System.

UTILITY KPI ALIGNMENT

Total Water Supply

EVALUATION PROCESS

In accordance with Texas Government Code Chapter 2269, PCL/Sundt publicly advertised Competitive Sealed Proposals (CSP) for each bid package included in GMP 6. Proposals were received and evaluated by PCL/Sundt, the engineer of record and EPWater staff. Selections were made based on best value criteria and qualifications.

PCL/Sundt submitted the GMP 6 proposal in the amount of \$63,595,189. The amount includes the direct cost from the work package proposals, general condition cost, contingencies, insurance, bonds, and CMAR fee. EPWater staff, in coordination with the engineer of record, has reviewed and negotiated the GMP 6 proposal and recommends approval of the negotiated GMP 6 in the amount of \$62,869,367. The submitted cost reflects current market conditions and has been determined to be fair and reasonable. The GMP 6 amount is approximately 9% above the project's cost model estimate of \$57,493,243.

FINANCIAL IMPLICATIONS

Sufficient funds are available in Account Number 1006. This expenditure is part of the FY25-26 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. 6(GMP 6) in the amount of \$62,869,367.

SUPPORTING DOCUMENTATION PROVIDED

- GMP 6 Proposal Breakdown

BE Number AWP6 GMP6
 Opportunity No 54.591.CIV.22.116018
 Owner File No
 Project **EPWater Advanced Water Purification Facility GMP**
 Location El Paso TX, USA

General Estimate Summary

Sheet Name	Description	Quantity UOM	Labor			Equipment			Services/ Tools / Supplies		Material		Subcontract		Total Cost for Price		
			Hours	Rate	Total	Hours	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total	
COST OF WORK																	
GMP 6		1 LS															
GMP6.1	43 11 33- Rotary Lobe Blowers	1 LS	---	---	---	---	---	---	---	---	---	118,731	---	---	---	118,731	
GMP6.2	43 41 46- FRP Above-Ground Storage Filters	1 LS	---	---	---	---	---	---	---	---	---	1,817,047	---	---	---	1,817,047	
GMP6.3	46 61 53- Cartridge Filters	1 LS	---	---	---	---	---	---	---	---	---	207,557	---	---	---	207,557	
GMP6.4	43 23 13.40- Horizontal ANSI Centrifugal Pumps	1 LS	---	---	---	---	---	---	---	---	---	1,012,303	---	---	---	1,012,303	
GMP6.5	43 23 13.45- Horizontal Self-Priming Sample Centrifugal Pumps	1 LS	---	---	---	---	---	---	---	---	---	4,258	---	---	---	4,258	
GMP6.6	43 23 31.33- Vertical Multistage Centrifugal Pumps	1 LS	---	---	---	---	---	---	---	---	---	64,998	---	---	---	64,998	
GMP6.7	43 25 13.31- Submersible Medium Capacity Centrifugal Pumps	1 LS	---	---	---	---	---	---	---	---	---	86,874	---	---	---	86,874	
GMP6.8	43 24 16.30- Vertical Non-Metallic Sump Pumps	1 LS	---	---	---	---	---	---	---	---	---	46,397	---	---	---	46,397	
GMP6.9	46 61 21- Pressure Filter Vessels	1 LS	---	---	---	---	---	---	---	---	---	1,011,542	---	---	---	1,011,542	
GMP6.10	Waterproofing, Firestopping and Sealants	1 LS	---	---	---	---	---	---	---	---	---	9,038	---	659,700	---	668,738	
GMP6.11	Concrete	1 LS	---	---	---	---	---	---	---	---	---	---	---	25,362,163	---	25,362,163	
GMP6.12	Wall Tiles	1 LS	---	---	---	---	---	---	---	---	---	1,649	---	120,334	---	121,983	
GMP6.13	Signage	1 LS	---	---	---	---	---	---	---	---	---	3,519	---	117,287	---	120,806	
GMP6.14	Painting and Coatings	1 LS	---	---	---	---	---	---	---	---	---	38,008	---	2,774,327	---	2,812,335	
GMP6.15	PEMB Canopies	1 LS	---	---	---	---	---	---	---	---	---	11,299	---	376,642	---	387,941	
GMP6.16	Earthwork	1 LS	---	---	---	---	---	---	---	---	---	126,276	---	9,217,200	---	9,343,476	
GMP6.17	Site Concrete	1 LS	---	---	---	---	---	---	---	---	---	22,015	---	1,467,645	---	1,489,660	
GMP6.18	Walls, Ceilings and Finishes	1 LS	---	---	---	---	---	---	---	---	---	19,731	---	1,440,200	---	1,459,931	
GMP 6		1 LS	---	---	---	---	---	---	---	---	---	4,601,240	---	41,535,498	---	46,136,738	
			---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
COST OF WORK			---	---	---	---	---	---	---	---	---	4,601,240	---	41,535,498	---	46,136,738	



A JOINT VENTURE

BE Number AWPf GMP6
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
Sep 19, 2025
9:47:19 AM

Juan Lopez

General Estimate Summary

Sheet Name	Description	Quantity UOM	Labor			Equipment			Services/ Tools / Supplies		Material		Subcontract		Total Cost for Price	
			Hours	Rate	Total	Hours	Unit	Total	Unit	Total	Unit	Total	Unit	Total	Unit	Total
ALLOWANCES & CONTINGENCIES																
CC	PROJECT (CONTRACTOR) CONTINGENCY	1 LS	---	---	---	---	---	---	3,383,414	---	---	---	---	---	---	3,383,414
ALLOWANCES & CONTINGENCIES			---	---	---	---	---	---	3,383,414	---	---	---	---	---	---	3,383,414
GENERAL CONDITIONS																
GE 8	F6 BOND	100 %	---	---	---	---	---	3,772	377,216	---	---	---	---	3,772.16		377,216
GE 9	F7 INSURANCE	100 %	---	---	---	---	---	14,020	1,401,987	---	---	---	---	14,019.87		1,401,987
GENERAL CONDITIONS			3.86%	T.DC.	---	---	---	---	1,779,203	---	---	---	---	---	---	1,779,203
TOTAL PRICE			---	---	---	---	---	---	5,162,617	---	4,601,240	---	41,535,498	---		51,299,355
Fee			8.65%	T.C.												4,437,394
OWNER CONTINGENCY & ALLOWANCE																
OC	OWNERS CONTINGENCY	1 LS	---	---	---	---	---	---	7,132,618	---	---	---	---	---	---	7,132,618
OWNER CONTINGENCY & ALLOWANCE			3.86%	T.DC.	---	---	---	---	7,132,618	---	---	---	---	---	---	7,132,618
TOTAL BID																62,869,367