



**PUBLIC SERVICE BOARD MEETING
AGENDA ITEM
REGULAR MEETING
Wednesday, August 12, 2026**

SUBJECT

Construction Manager At-Risk (CMAR) Construction Contract for the Northeast Water and Wastewater Utility Improvements (Re-Bid) - RFP 33-26

BACKGROUND

EPWater has capital improvement projects to install six major improvement work packages identified as Loma Real Storage Tank & Pump Station, Franklin East 1B Tank & Transmission Main, Northeast Franklin Transmission Main Ph. 2, Northeast Franklin Water Main Ph. 3, TxDOT Borderland Expressway Phase 2 and Phase 3 Water System Relocations, and Northeast Dyer/RR Force Main. EPWater decided to combine all projects and deliver using CMAR procurement method.

This item is to request award of a Preconstruction Services Agreement with Smithco Construction Inc as the selected CMAR for the project. Under this contract, the CMAR will collaborate and cooperate with EPWater and the design engineers for the to finalize the design, perform field investigations, prepare a construction cost estimate, develop the project schedule, and advise on project constructability and sequencing of the work. The CMAR contractor will procure long lead time materials and the trade bid packages for construction and develop Guaranteed Maximum Price (GMPs) proposals to construct the project. If the GMPs proposals are acceptable to EPWater staff, an award of the construction contract will be presented to the Public Service Board for approval. Multiple GMPs are anticipated for this project.

PRIOR PSB ACTION

- On April 8, 2026, the Public Service Board rejected all proposal received for Construction Manager At-Risk (CMAR) Contract for the Northeast Water and Wastewater Utility Improvements – RFP 63-25 and authorize staff to rebid

UTILITY KPI ALIGNMENT

Infrastructure Performance

EVALUATION PROCESS

EPWater received four proposals on June 6, 2026. The four proposals received were from Jordan Foster Construction, LLC, MGC Contractors, Inc., Oscar Renda Contracting, Inc., and Smithco Construction, Inc. The proposals were evaluated by the selection committee consisting of Gilbert Trejo, Irazema Rojas, Adriana Castillo, Amy Caster, Geoffrey Espineli, Ivan Hernandez, and Renata Renova. The CMAR proposals were evaluated in the areas of responsiveness to the RFP, CMAR firm profile, project team, relevant project experience, project approach, and cost proposal. The committee ranked Smithco Construction Inc as the highest proposer. The fees align with the effort required to complete the task.

FINANCIAL IMPLICATIONS

This expenditure is part of the approved budget.

PROPOSED ACTION REQUESTED

Consider and award a preconstruction services agreement for Construction Manager At-Risk for the Northeast Water and Wastewater Utility Improvements (Re-Bid)- RFP 33-26, to Smithco Construction, Inc., in the amount of \$200,000 and authorize future amendments to be issued under this contract for additional preconstruction services in the estimated amount of \$150,000.

SUPPORTING DOCUMENTATION PROVIDED

- Ranking

PUBLIC SERVICE BOARD - EL PASO WATER UTILITIES
 TABULATION OF RANKINGS
 FOR: (CMAR) NORTHEAST WATER WASTEWATER UTILITY IMPROVEMENTS (Rebid)
 PROPOSAL OPENING: 6/3/2026 AT 2:00 PM (MST)
 PROPOSAL RFP NO. 33-26

Proposers	Technical Score 1	Technical Score 2	Technical Score 3	Technical Score 4	Technical Score 5	Technical Score 6	Technical Score 7	Average Technical Score	Cost Score	Final Score	Final Rank
Smithco	44.00	39.25	44.50	44.00	46.00	48.75	50.00	45.21	48.33	93.54	1
MGC	50.00	47.00	43.25	49.50	50.00	48.50	43.00	47.32	31.32	78.64	3
Oscar Renda	37.25	32.25	38.75	34.75	42.25	46.75	49.00	40.14	29.88	70.02	4
Jordan Foster	30.25	27.50	28.00	22.50	28.50	40.00	40.25	31.00	48.42	79.42	2

Claudia Lam

Contracts Development Coordinator

Robert L. Sandoz

Contract Construction Administrator

7/14/26

Date