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November 6, 2023

Jeff Dunsworth, P.E., CFM
City Engineer
City of Pflugerville
15500 Sun Light Near Way
Suite B, Bldg 6
Pflugerville, Texas 78660

Re: City of Pflugerville
PLW Job No.: P5K
Overall Recommendation of Award
WCRWWTF Phase 1 Construction – GMP1

Dear Mr. Dunsworth:

This memorandum serves as an overall recommendation of award for the overall Guaranteed Maximum Price No. 1 (GMP 1) – Early Work Packages (EWPs) to PLW Waterworks (PLW) for the Wilbarger Creek Regional Wastewater Treatment Facility (WCRWWTF) Phase 1 Construction Project (PLW Job No. P5K). This recommendation is based on the Final GMP 1 package submitted for review on October 20, 2023 (which reflects reception of bids by the City Team and/or PLW on August 28, 2023), along with supplemental information provided for the Overall Project budget on November 1, 2023.

Early Work Packages (EWPs) associated with GMP1 include the following components:

- a) EWP1 – Pre-Negotiated and Pre-Procured Equipment (assignment of contracts for Pre-Procured Equipment from the City to PLW)
- b) EWP2 – Major Process Equipment Procurement
- c) EWP3 – Site Establishment
- d) EWP4 – Drilled Piers Procurement and Installation.

GMP1 will revise the total authorization for the PLW CMAR contract to \$45,768,184.48. This authorization will include the original PLW CMAR Pre-Construction Services authorization, the previously authorized Pre-Procurement Contracts for electrical equipment (\$8,773,874.00), and a new authorization of an additional \$35,492,184.48 of funds towards the WCRWWTF project. The total cost of work included in GMP 1 is summarized by the following table:

City of Pflugerville
 Wilbarger Creek Regional Wastewater Treatment Facility Phase 1
 Garver Project 19W07192
 Overall Recommendation of Award – GMP1
 November 6, 2023
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Cost & Time Change Summary		Cost
Original PLW CMAR Contract		
	CMAR Pre-Construction	\$1,502,344.00
Original PLW CMAR Contract Total:		\$1,502,344.00
Previously Authorized Contracts to Assign to PLW		
	Pre-procured Electrical Equipment (EWP1 01.01)	\$7,106,645.00
	Pre-procured Generator Equipment (EWP1 01.02)	\$1,667,229.00
Previously Authorized Contracts to Assign Total:		\$8,773,874.00
New Authorizations		
	EWP 2, EWP3, & EWP4	\$35,492,184.48
Revised PLW Contract Total:		45,768,402.48

Prior to providing this recommendation, Garver reviewed the “Total Project Cost” estimate provided by PLW for the overall project, including the scope identified for the Guaranteed Maximum Price No. 2 (GMP 2) - Balance of Plant (BOP) Work. Garver generally finds that the estimate for GMP2 aligns with the project scope indicated in the design documents. The table below indicates the currently anticipated overall project cost:

Cost & Time Change Summary		Cost
Revised Contract Total		\$45,768,402.48
GMP2 - Balance of Plant Work Estimate		≈\$196,700,000
WCRWWTF Anticipated Total:		≈\$242,400,000

Thus, the overall anticipated construction cost for the current project scope is approximately \$242,400,000. Garver further recommends that the City Team prepare to move forward with the bidding process for the BOP work and GMP2. Garver anticipates further optimizations and cost reductions may be achieved through the BOP bidding process.

If you have any questions, please contact me at 210.268.4707 or at gtswoboda@garverusa.com.

Sincerely,



Greg Swoboda, P.E.
 Project Manager
 GARVER, LLC

Xc: Brandon Pritchett, City of Pflugerville
 Rom Atanasiu, City of Pflugerville
 Ryan Owen, STV
 Dawn Anderson, STV
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