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April 13, 2022

City of Pflugerville, Texas  
1550 Sun Light Near Way, #B, Building 6  
Pflugerville, Texas 78691  
Attn: Andrea Brinkley

Subject: Pflugerville Wilbarger Creek RWWTF  
CMAR Award Recommendation

Dear Ms. Brinkley,

This letter serves as Garver's recommendation to award Pepper Lawson Waterworks (PLW) the contract for Construction Manager at Risk (CMAR) for the Wilbarger Creek Regional Wastewater Treatment Facility (WCRWWTF). This letter further serves to document the reasons for this recommendation.

The project is being delivered via the CMAR delivery method to align with the available project funding, provide for project optimization from builders of the project, and deliver best value to the City of Pflugerville. During the project development, contractor outreach was held, both informally with individual contractors and formally with outreach presentations, to engage contractors in the project. Formal contractor outreach meetings were held in July 2022 (to present the scope and schedule as a Competitive-Sealed Proposal (CSP) project) and in January 2023 (to present the pivot to CMAR). Feedback from these outreach efforts indicated favorable reception to either CSP or CMAR procurement. Additional schedule and design-related feedback allowed for updates to the design and proposed construction period.

The WCRWWTF CMAR Request for Proposals (RFP) was issued on January 18, 2023, utilizing a one-step procurement process allowing for selection based on qualifications and CMAR cost elements for preconstruction and construction markup. The RFP was advertised twice, and a mandatory Pre-Proposal Meeting was held on February 2, 2023. There were approximately ten potential CMAR firms in attendance at the Pre-Proposal Conference. On March 2, 2023, a single proposal was received. The proposal was opened, document receipt was acknowledged, and it was checked for accuracy and for compliance with the contract documents in accordance with the RFP. The table below provides the name of the firms that provided the proposal:

No.	Proposer	Proposal Cost for Pre-Construction Services	Proposal Construction Manager at Risk Fee (as %)
1	Pepper Lawson Waterworks (PLW)	\$1,502,344 (Lump Sum)	9%

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After receiving the proposal, the City, Garver, and CP&Y (owner's representative) conducted a review of the submitted documents, interviewed PLW, checked references, and conducted additional contractor outreach for the project.

Based on post proposal follow-up with contractors, there were several factors regarding the receipt of only one proposal. These factors are as follows:

1. Several contractors did not have the resources to support the execution of this size of project due to the current construction environment.
2. One contractor noted that they were pursuing the City of Austin \$750 million project and did not have the resources to pursue both projects.
3. One contractor noted that they do not have larger CMAR projects on their resume.

The City, Garver, and CP&Y conducted an interview and held negotiation meetings with PLW. During the meetings, PLW's project execution including project personnel, proposed bid packages, proposed subcontractor project support, and performance was discussed and vetted. Additionally, the pre-construction services fee and the CMAR construction % fee was vetted and checked against other recent CMAR projects. Finally, references for projects were checked.

Through the proposal and meeting period, PLW provided design optimization ideas in addition to ideas previously expressed by the design team. Through review of these ideas, Garver notes that the team stands poised to offer value-added cost, schedule, and/or risk mitigation strategies that will benefit the City's interests in the construction.

Based on the interview and negotiation meetings along with the references check, it is recommended that the CMAR be awarded to PLW.

If you have any questions, please contact me at 210.268.4707 or at [gtswoboda@garverusa.com](mailto:gtswoboda@garverusa.com).

Sincerely,  
GARVER, LLC



Greg Swoboda, P.E.  
Project Manager

Xc: Andrea Brinkley, City of Pflugerville  
Jeff Dunsworth, City of Pflugerville  
Brandon Pritchett, City of Pflugerville  
Ryan Owen, CP&Y  
Dawn Anderson, CP&Y  
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