



RES-0973

Approving a resolution authorizing the construction manager-at-risk (CMAR) project delivery method for the construction of the Secondary Colorado River Raw Water Line Project, and delegating authority to use said method in accordance with the Texas Government Code.



Construction Manager-at-Risk (CMAR)

Why use CMAR?

Relationships

- Owner retains designer as advocate
- Single point of responsibility for construction
- Qualifications based selection of builder
- Add builder expertise to the design team
- Increased potential for innovation
- More control over products selected
- More control over subcontractors selected

Cost Management

- “Real” cost experience in decision making
- Cost savings in times of escalating material costs
- Reduces pre-purchase contract risks for Owner
- Construction cost competitively bid
- Guaranteed Maximum Price sets cost limits
- Open book process (Cost of Work only)
- Ability to design to budget

Construction Time

- More realistic schedules for construction
- Prepurchase long lead items
- Early procurement of key materials
- “Fast track” construction is built in

Risk Management

- Constructability reviews
- Better identification of risk elements
- Better risk mitigation strategies developed
- Reduced potential for claims



Construction Manager-at-Risk (CMAR)

Projects best suited for CMAR

- Multi-discipline or multi-part projects or programs
- Phase acceptance under partial utilization
- Needs to design to a tight budget
- Needs early project delivery
- Desire for better control of vendors and suppliers
- Projects with high risk profile



Colorado River Raw Water Line Project

The Project will transport water from the Colorado River to Lake Pflugerville, parallel to the City's existing raw water line, to provide additional water supply to support growth

Background:

- March 2020: Garver brought on as Owner's Representative
- July 2020: Council Presentation on water supply options
- December 2020: Final Water Supply Alternatives Evaluation Report
- October 2020: April 2021: Meetings with Lower Colorado River Authority and Brazos River Authority
- January 2021: Water rights attorney hired
- February 2022: Design consultant hired

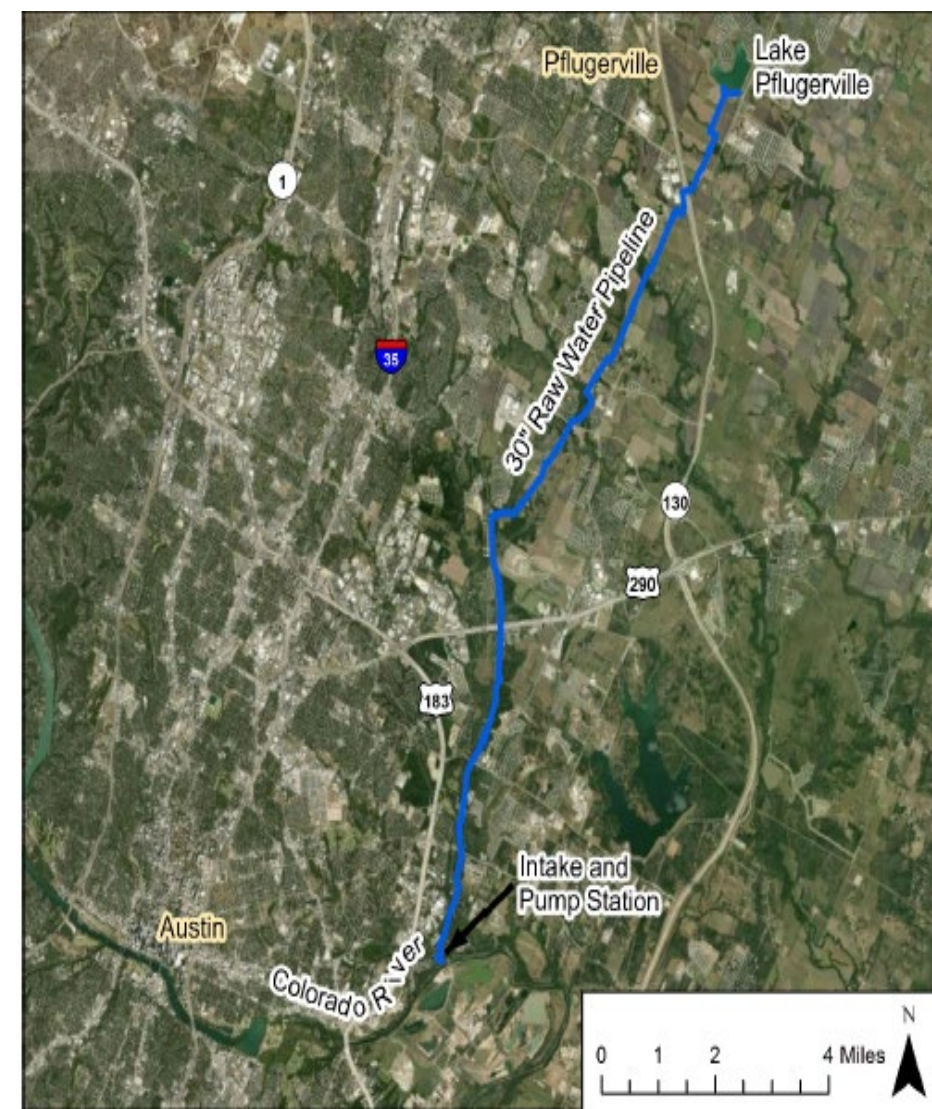


Figure 2-1: Location Map



Staff Recommendation

Approve a resolution authorizing the construction manager-at-risk (CMAR) project delivery method for the construction of the Secondary Colorado River Raw Water Line Project, and delegating authority to use said method in accordance with the Texas Government Code.