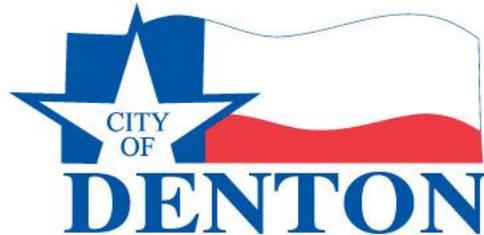


Pecan Creek Water Reclamation Plant Expansion

Construction Manager at Risk Construction Phase Contract GMP 1



26-0238 - March 3, 2026

Pecan Creek Expansion Plan Overview

- New Water Reclamation Plant 30MGD treatment capacity utilizing membrane bioreactor (MBR) technology with improved solids sandling and disinfection, a new interceptor and headworks structure and control operations building



Construction Manager at Risk (CMAR) GMP Process

1. PCWRP was separated into four (4) categories of work and publicly bid by the CMAR for competitive pricing (Testing & Inspections, Site Surveying, Earthworks & Excavation, Site Utility & Yard Piping)
2. CMAR held interviews with all of the bidding firms to confirm scope and pricing to convert work packages to lump sum.
3. SUNDT Construction, Inc. provided a Guaranteed Maximum Price (GMP) based on subcontractor bids, general condition costs, bond and insurance requirements, CMAR contingency, and the contractor's fee.

GMP1 Package Consists of:

Work Category	Awarded to:	Price
Testing and Inspections	Alliance Geotechnical Group	\$771,717.30
Site Surveying	Hanna Engineering & Surveying	\$89,195.80
Earthworks & Excavation	Sundt Construction, Inc.	\$38,185,991.00
Site Utility & Yard Piping	Sundt Construction, Inc.	<u>\$23,978,533.00</u>
	<u>Cost of Work</u>	<u>\$63,025,437.10</u>



CMAR Construction Work Categories Cost Summary

GMP Summary			AMOUNT
A.	Cost of the Work (Labor, Materials, Equipment, Warranty)		\$ 63,025,437
B.	CM@Risk's Contingency		\$ 2,443,308
C.	Allowances		\$ 3,160,708
INDIRECT COSTS			RATE
D.	Construction Fee		7.00% \$ 5,839,532
E.	General Conditions		\$ 14,792,438
	E1	Payment and Performance Bond	\$ 648,931
	E2	Insurance	\$ 1,066,674
F. TOTAL GMP			\$ 89,261,424
G. Owner's Contingency			\$ 3,060,141
H. Contract Amount			\$ 92,321,565

PCWRP Expansion

Project Schedule

- 6/6/2023 Design Approval
- 2/6/2024 CMAR Approval
- 4/1/2026 Notice to Proceed (GMP 1)
- Q4 2031 Estimated Construction Completion



Staff Recommendation

Adoption of a contract between the City of Denton and SUNDT Construction in the not-to-exceed amount of \$92,321,565.

- Total CMAR GMP \$89,261,424
- Owner's Contingency \$3,060,141



Questions?



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