



FM 1978 Water Reclamation Facility Progressive Design-Build Project Update and Facility Naming

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Purpose of Presentation

Provide an update on the FM 1978 Water Reclamation Facility progressive design-build project and facility naming.



Presentation Overview

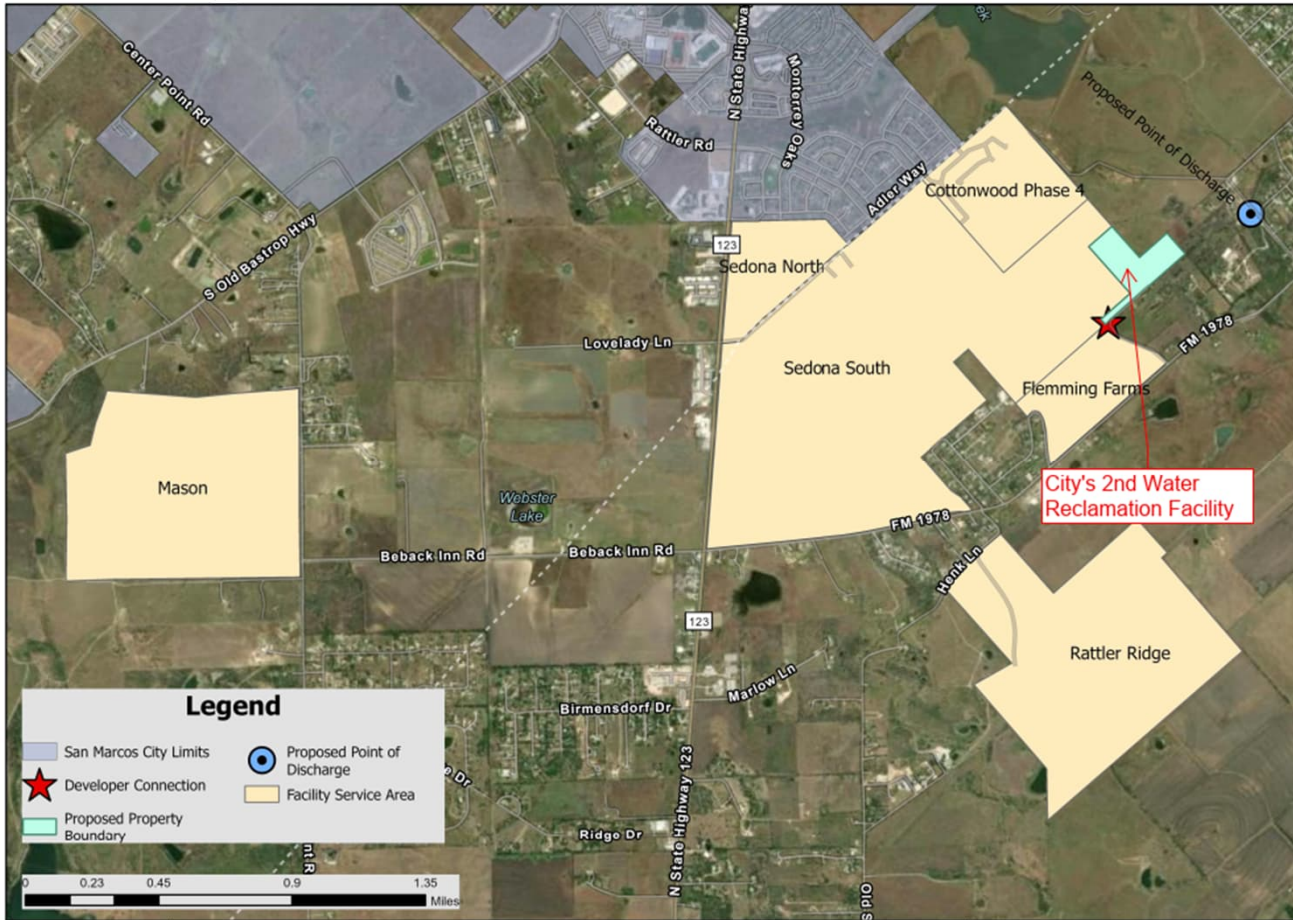
- Project Background
- Progressive Design-Build Project Status
- What's Coming to Council Next?
- Schedule Overview
- Proposed Facility Naming
 - Why *FM 1978 Water Reclamation Facility*?
- Existing Facility Naming
 - Be Consistent: *River Road Water Reclamation Facility*
- End of Presentation



Project Background

- **Regional Wastewater Services and Facilities Cost Sharing Agreement (Approved 5/7/2024 ~ Res. 2024-78R)**
 - Multiple residential developments planned in City's ETJ
 - Allows the City to avoid multiple, small package plants throughout the area around and upstream of the San Marcos river.
 - Instead of Impact Fee, Developers in the agreement pay a fee every year based on their share of the project
 - Developer Commitments
 - \$49 million over 10 years
 - Provide land for the facility and transfer existing permit at site
 - Design and build transmission mains to the facility
 - City Commitments
 - Finance and build the 2nd Wastewater Treatment Plant project
 - Provide service by March 2027 through Interim Wastewater Management
 - Fully operational facility by September 2028

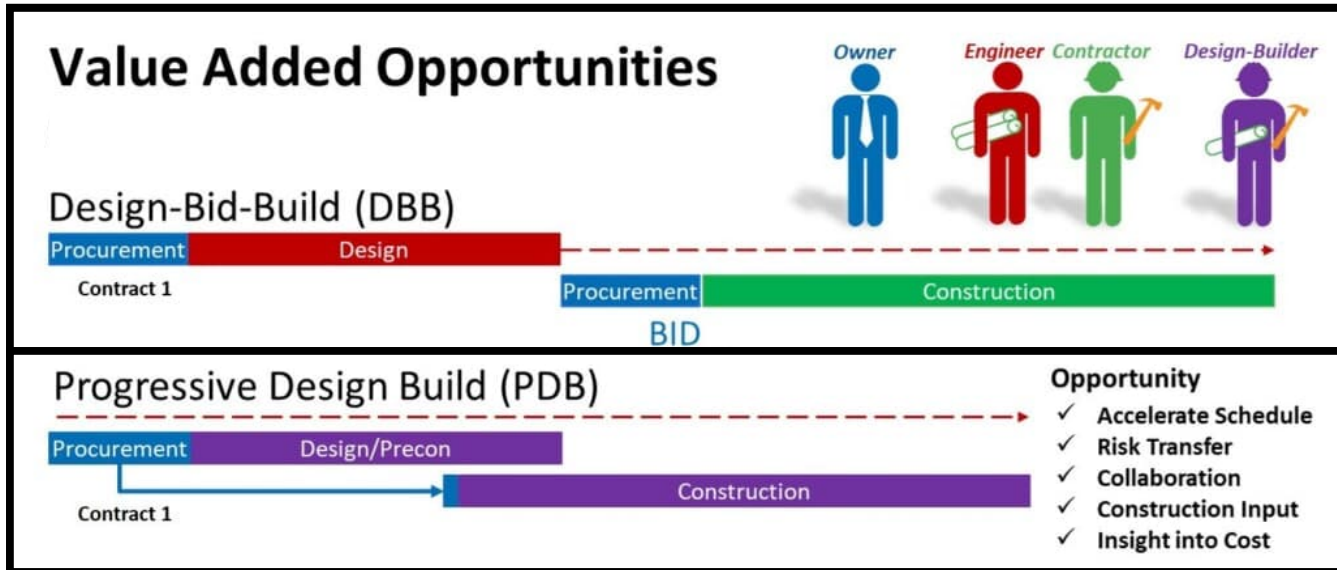
Project Background



Project Background

- **Alternative Delivery Method**

- Progressive Design-Build in lieu of conventional design-bid-build method
- Required to meet the agreed schedule and provide price certainty
- City was required to hire an Owner Advisor per state requirement





Project Background

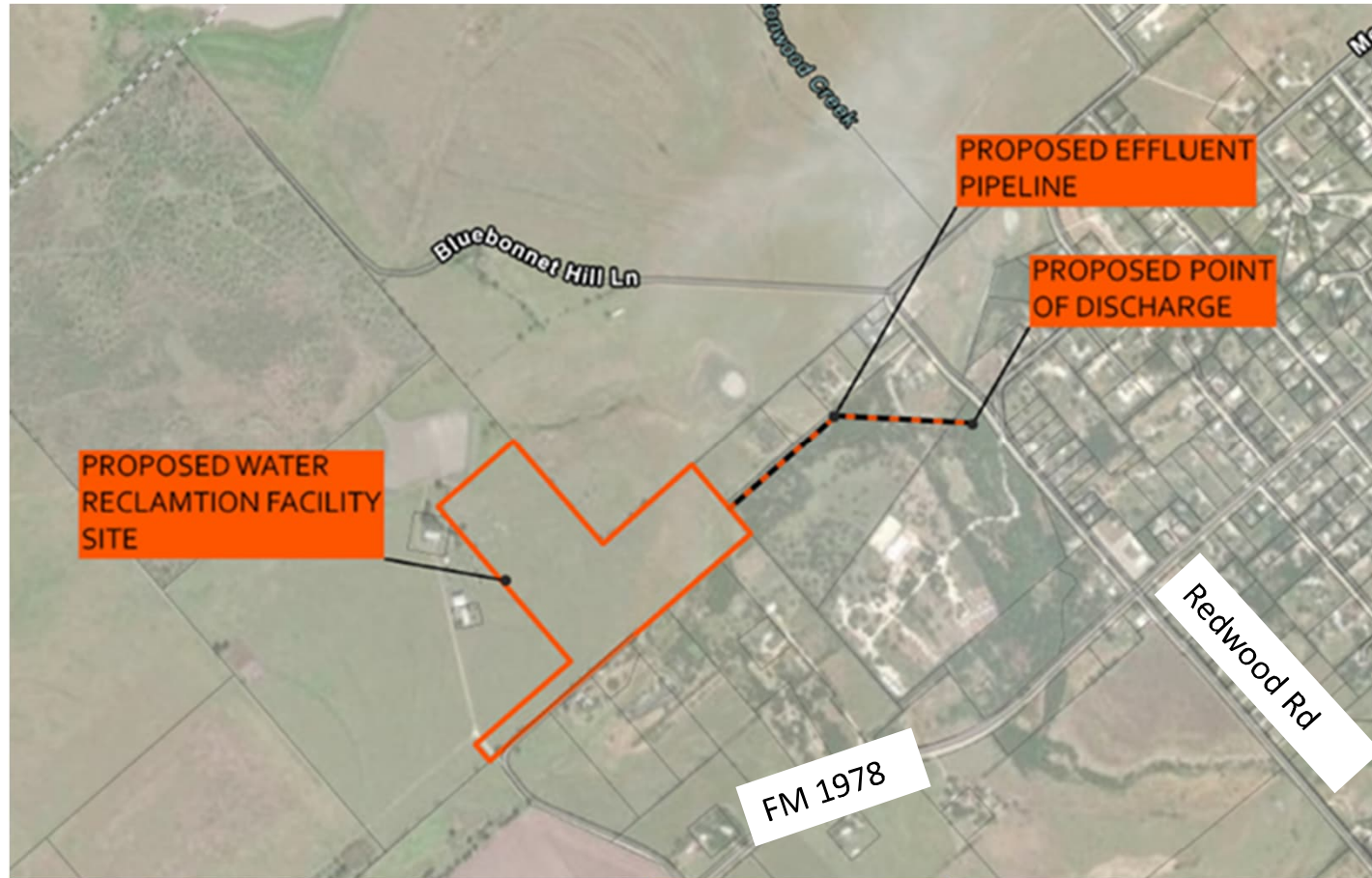
- **Why “Reclamation” Facility?**

- Traditional plants just treat wastewater, this facility will be designed to “reclaim” water for future water demands.
- ***Every gallon of reclaimed water used replaces a gallon of potable water demand!***

- **Phasing: 2nd Plant, 2-8 Million Gallons per Day (MGD)**

- 1st Phase: Now ~ initial 2 MGD Initial treatment capacity
 - Addresses developer needs
 - Defers expansion of existing plant
- 2nd Phase: Short Term ~ 2 MGD Expansion
 - Reduce burden on existing treatment plant by diverting flows
- 3rd Phase: Long Term ~ 4 MGD Expansion
 - Major role in wastewater treatment expansion
 - Second major source of reclaimed water to offset potable water usage

Project Background





Project Background

- **Previous Council Action**

- 4/16/2024 ~ Res. 2024-63R

- Contract with Ardurra Group, Inc.
- Provide owner advisor services

- 5/7/2024 ~ Res. 2024-78R

- Regional Wastewater Services and Facilities Cost Sharing Agreement and subsequent three amendments

- 7/1/2025 ~ Res. 2025-125R

- Contract with Burns & McDonnell Engineering Company, Inc.
- Provide progressive design-build services



Progressive Design-Build Contract

- **Format of the agreement with Burns & McDonnell**
 - **Original Agreement** ~ executed 7/11/2025
 - Includes engineering services up to 60% design
 - Formulation of Guaranteed Maximum Price contract amendments (GMP's)
 - **Planned Amendment No. 1** ~ July Council request
 - Pump & Haul, Early Work, Procurement of Long Lead Equipment
 - Design Development for Amendment #2
 - **Planned Amendment No. 2** ~ October Council request
 - Will add final design and construction related services
 - Balance of Plant costs



Project Budget/Schedule Overview

- Budget: \$115 Million Total for Project
 - Progressive Design-Build Contract with Burns & McDonnell
 - **Original Agreement** = \$3,711,770.00
 - **Amendment #1** = approx. \$35-37 million
 - **Amendment #2** = approx. \$57-60 million
 - Owners Advisor Contract with Ardurra Group, Inc
 - **Original Agreement** = \$3,896,204
 - Other Project Components = \$9 million
 - Lift 24 Improvements, Power, Water, Additional ROW, etc.
- Schedule
 - Construction will start in September 2026 and last approximately 2 years



Facility Naming

- Per Resolution 1997-88R, all new city facility names must be authorized by City Council.
- Now that we will have two wastewater treatment facilities, we must name both to distinguish the 2 facilities and establish naming methodology for future facilities.



Facility Naming

- Recommend using the term: “**Water Reclamation Facility**” (WRF) instead of Wastewater Treatment Plant (WTP)
 - Denotes a Reclamation or Re-Use function of the wastewater treatment plant
 - Both facilities will be a source of reclaimed/re-use water for our purple pipe, reclaimed water system to offset potable water use
- Recommend using the name of the closest major road as the identifier
- Staff Recommendation:
 - FM 1978 Water Reclamation Facility (FM 1978 WRF)
 - River Road Water Reclamation Facility (River Rd. WRF)



Direction Requested

- **Proceed with Staff Recommendation?**
 - FM 1978 Water Reclamation Facility (1978 WRF)
 - River Road Water Reclamation Facility (River Rd. WRF)
- **Alternatively, we can bring back alternative suggestions?**
 - If Council prefers alternatives; provide direction to staff on criteria



Next Steps & Questions

- **Next Steps:**

- July 7, 2026 Council Meeting
 - Request to authorize a planned Amendment No. 1 to initiate Phase 2 work
 - Request to name the new facility and re-name the existing facility
- October 7, 2026 Council Meeting
 - Request to authorize a planned Amendment No. 2 for balance of Phase 2 work

- **Questions?**





PROGRESSIVE DESIGN-BUILD

PROJECT STATUS & PROCUREMENT TIMELINE

DESIGN PROGRESS

60%

DESIGN COMPLETE

(COMBINED GMP1 & GMP2)



Design is currently 60% complete on the **combined GMP1 & GMP2** and advancing through the Progressive Design-Build process.

PROGRESSIVE DESIGN-BUILD APPROACH



Collaborative approach that engages the design-builder early to refine design, manage risks, and control costs.



Allows early development of construction packages (GMPs) while design continues to progress.



Promotes cost certainty, schedule efficiency, and value for the community.

1. DESIGN IN PROGRESS



Design is underway with the design-builder.

WINTER-SPRING 2025

Conceptual through 60% Design

2. GMP1 & GMP2 DEVELOPMENT



Development of Guaranteed Maximum Price (GMP) Packages 1 & 2. Scope and pricing finalized for GMP1 & GMP2.

SPRING-EARLY SUMMER 2026

Scope and pricing finalized for GMP1 & GMP2.

3. COUNCIL AWARD: GMP1 & GMP2



City Council award of GMP1 & GMP2 packages.

JULY 2026

Council consideration and award of GMP1 & GMP2.

4. GMP TO COUNCIL



Final GMP (GMP3) presented to City Council.

SEPTEMBER 2026

Final GMP (GMP3) presented to Council for approval.

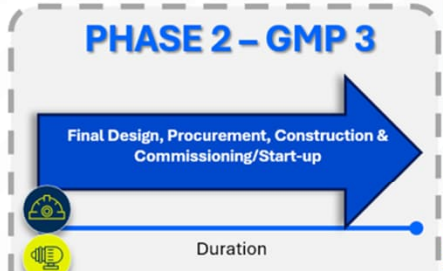
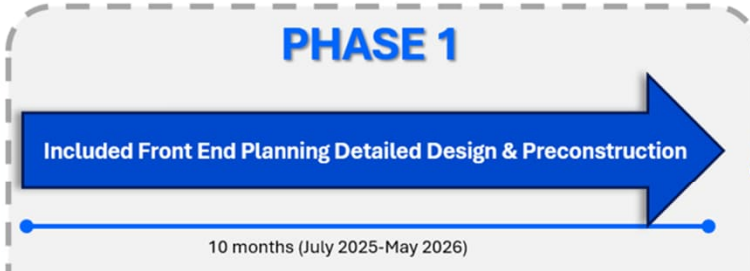


Progressive Design-Build delivers projects smarter, faster, and with greater cost certainty. We remain on track to deliver value for our community.



Progressive Design-Build Delivery

Progressive Design Build // 2 Phase / 1 Contract



Phasing & Schedule

Scope Summary & Key Attributes

Contract Vehicle

- Permanent Facility Design:**
 - Options Review
 - Alternatives Analysis
 - Conceptual Design Milestone (30%)
 - IFB Design Milestone (60%)
 - Early Works
 - Balance of Plant
 - Procurement Package Development
 - Geotechnical Report
 - Site Survey
- Interim Wastewater Management:**
 - 60% Design
 - Package Plant Concept
 - Procurement Package Development
- Permitting**
 - Permit Matrix Development
- Preconstruction:**
 - Cost Model Development
 - Early Cost Model
 - 30% Design Milestone
 - Schedule Development
 - Work Packaging Planning
 - Preliminary Construction Planning
 - Bidding / Procurement
 - Phase 2 Proposal Development & Workshops

- Final Design (IFC)
- Issuance of Purchase Orders & Subcontracts
- Site Prep and Construction:
 - Fleming Pass (access road)
 - Rough Grading/Sewer interceptors
 - Influent Pump Station (Caisson)
 - Solids Holding Tank & BNR Basin
 - Temp Power
- Construction Permitting

- Issuance of Purchase Orders & Specialty subcontracts
- Construction of all remaining plant components
 - Water-Bearing Structures
 - Buildings & Trades
 - Site Utilities (inside fence)
 - Process Mechanical Install
 - Electrical & I&C
- Commissioning & Start-up



\$3.6M

~\$34M

~\$58M

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