



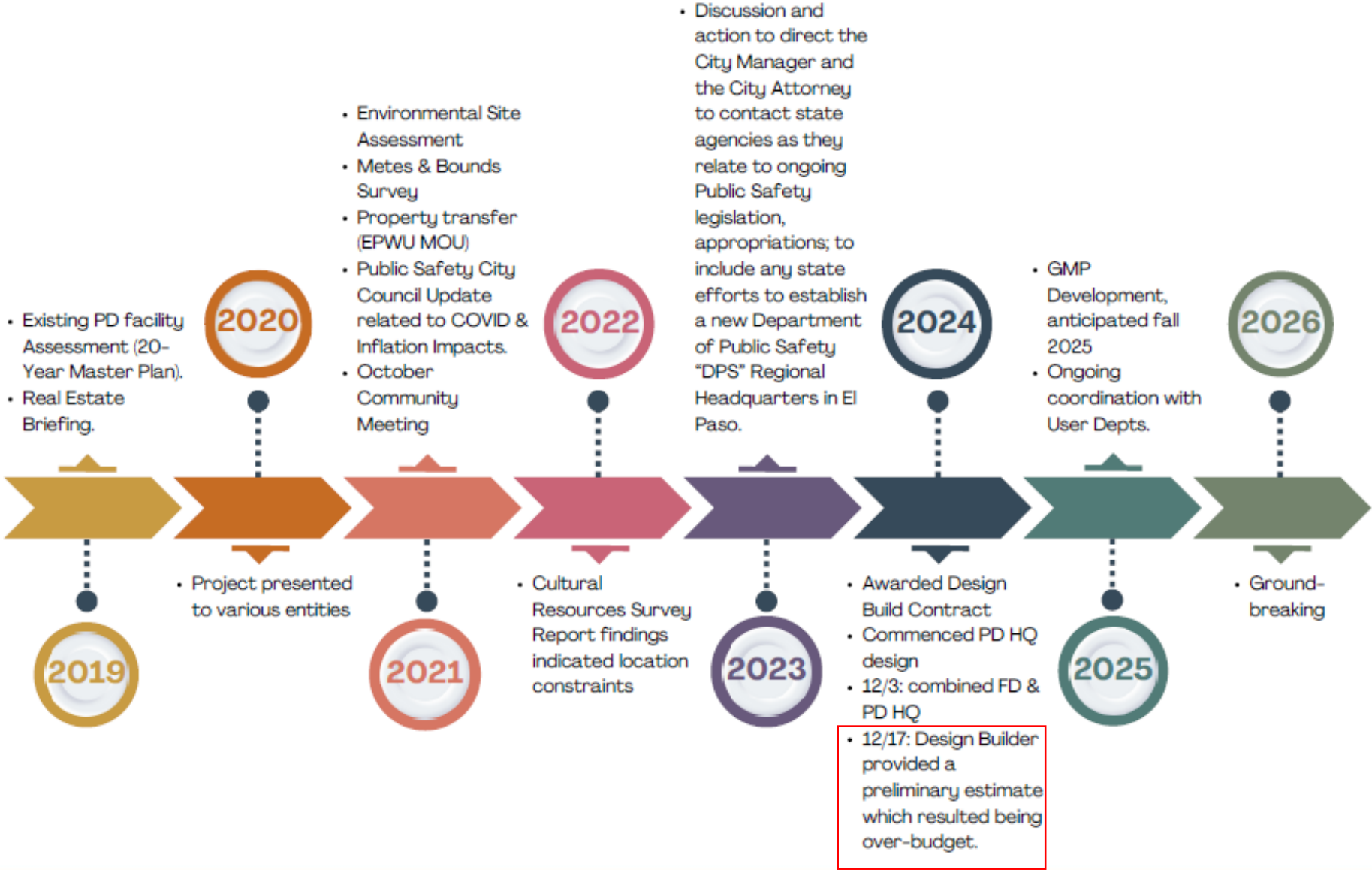
Joint Police + Fire Department Training Academy, Fire & Police Department Headquarters, and Fire Vehicle Maintenance + Logistics Center (Public Safety Complex)

Yvette Hernandez, Deputy City Manager, City Engineer

May 12, 2025



Project Timeline



Approved Bond Funds

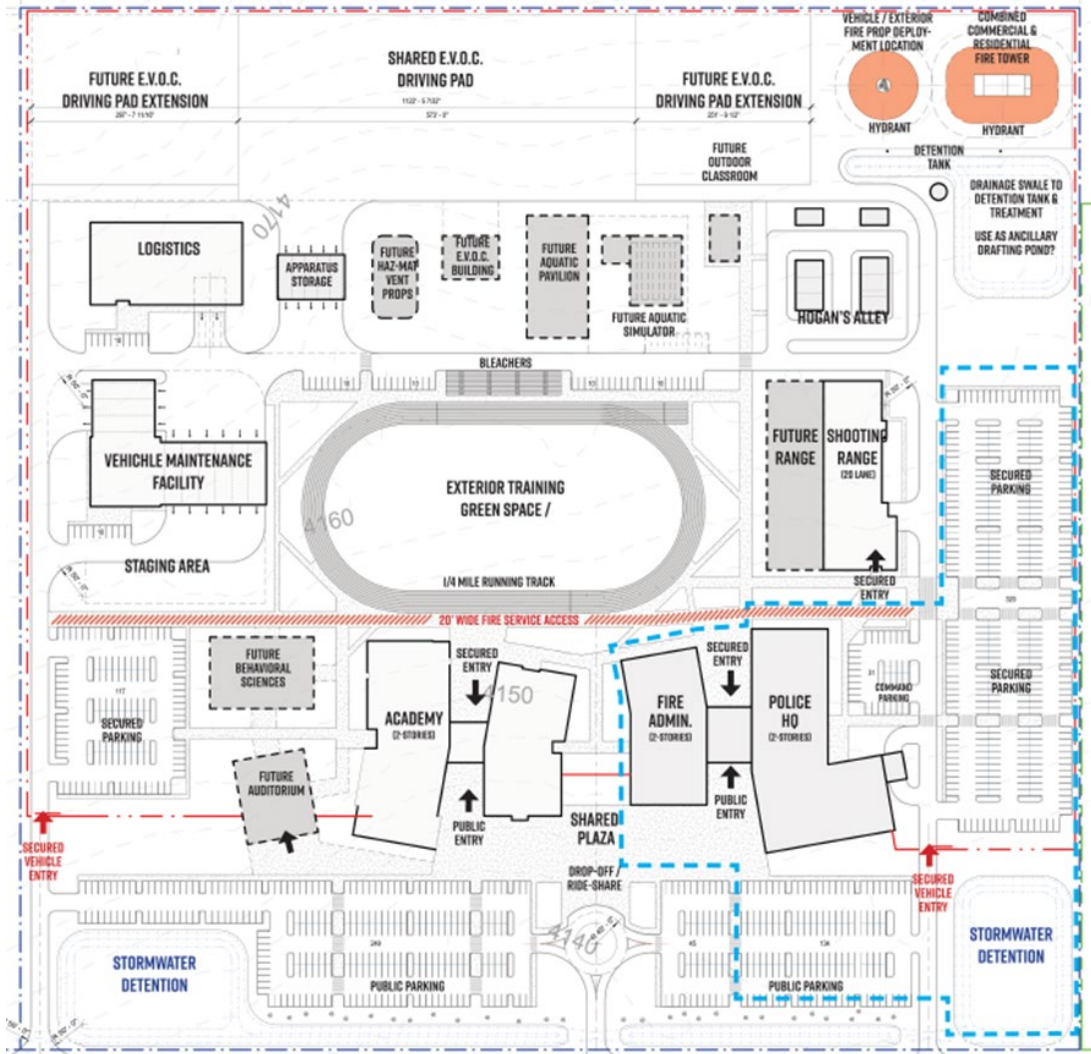
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Project	Budget in Millions	Budget w/o Art & Bond fees
Police Headquarters	\$90.6M	\$86,976,000.00
Fire Headquarters	\$29.6M	\$28,474,925.00
Subtotal	\$120.2M	\$115,450,925.00
Public Safety Training Facility and Logistics	\$29.6M	\$28,474,925.00
Public Safety Training Academy	\$19.9M	\$19,104,000.00
Subtotal	\$49.5M	\$47,578,925.00

Total \$163M

Scope of Work



Admin. facilities

- FD/PD training academy
- FD/PD headquarters

Training facilities

- Indoor shooting range
- Hogan's alley
- Combined fire tower (residential & commercial)

- Running track (1/4 mile)
- Shared E.V.O.C. pad

Fire department maintenance

- Logistics & warehouse
- Vehicle maintenance
- Apparatus storage

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Future buildings - Phase 2

- Behavioral sciences & simulation
- Auditorium
- Future E.V.O.C. pad expansion
- Pool pavilion
- Outdoor classroom

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This aerial photograph shows the Las Plazas development in El Paso, Texas, outlined in blue. The development is situated in a dense urban area. Key features include a large green baseball field in the upper left, a large circular arena in the lower left, and several buildings. Labels on the image include 'LAS PLAZAS', '52 acres', 'El Paso Museum of History', 'El Paso Museum of Art', 'DOWNTOWN EL PASO', and 'PLAZA'.

- Southwest University Park
- El Paso Convention Center
- Abraham Chavez Theater
- San Jacinto Plaza
- El Paso Museum of History
- La Nube Museum
- El Paso Museum of Art

Construction

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Martin Luther King

■ Operational Concerns

- Noise pollution to surrounding neighborhoods
- Potential traffic increase
- Increased Windshield times

■ Site Conditions

- Soil Condition - Rocky/Silty Sand/Gravel
- Arroyos
- Elevations difference ~35 feet from west to east

■ Neighboring Places – Land locked

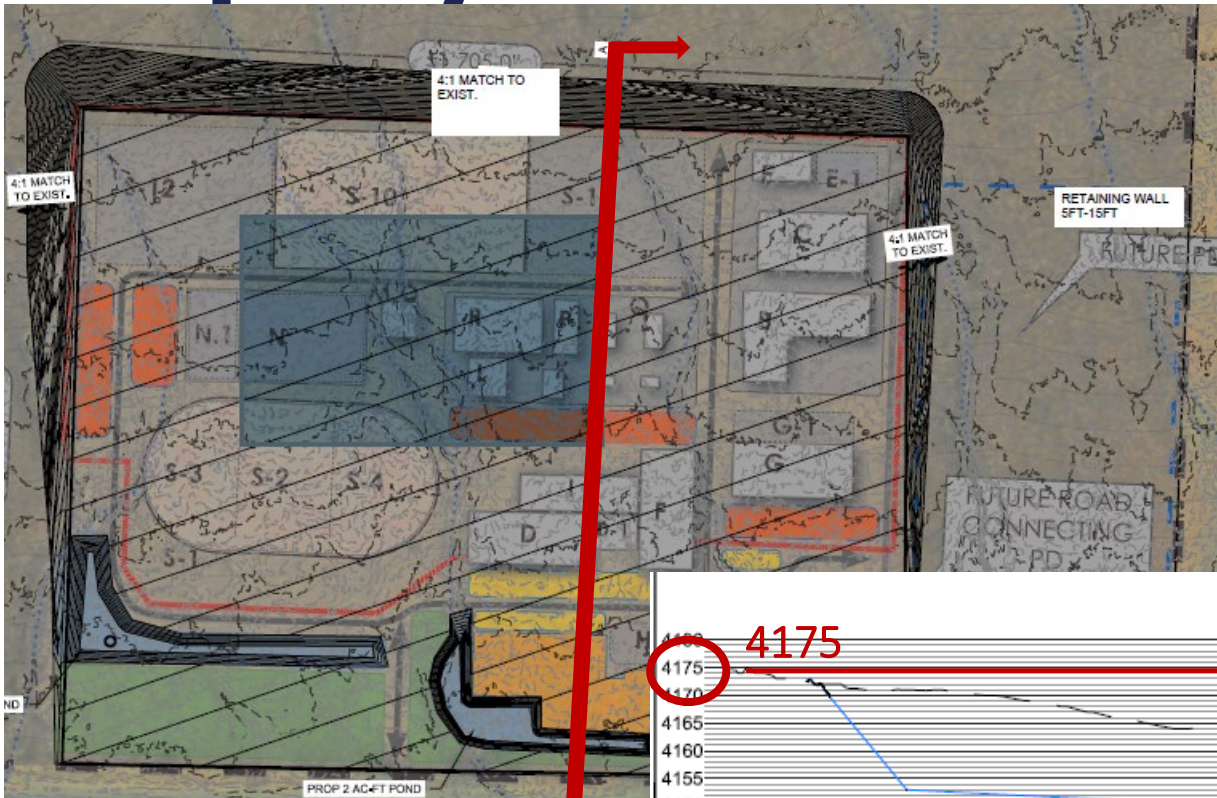
- Franklin Mountains State Park to the West
- Residential Development – Approx. <½ mile, View of mountain

■ Utilities

- Water & Sewer - Improvements are required to Loma Real reservoir/booster station, rocky terrain drives cost
- No City Fiber, would need to lease service
- Coordination required with TxDOT

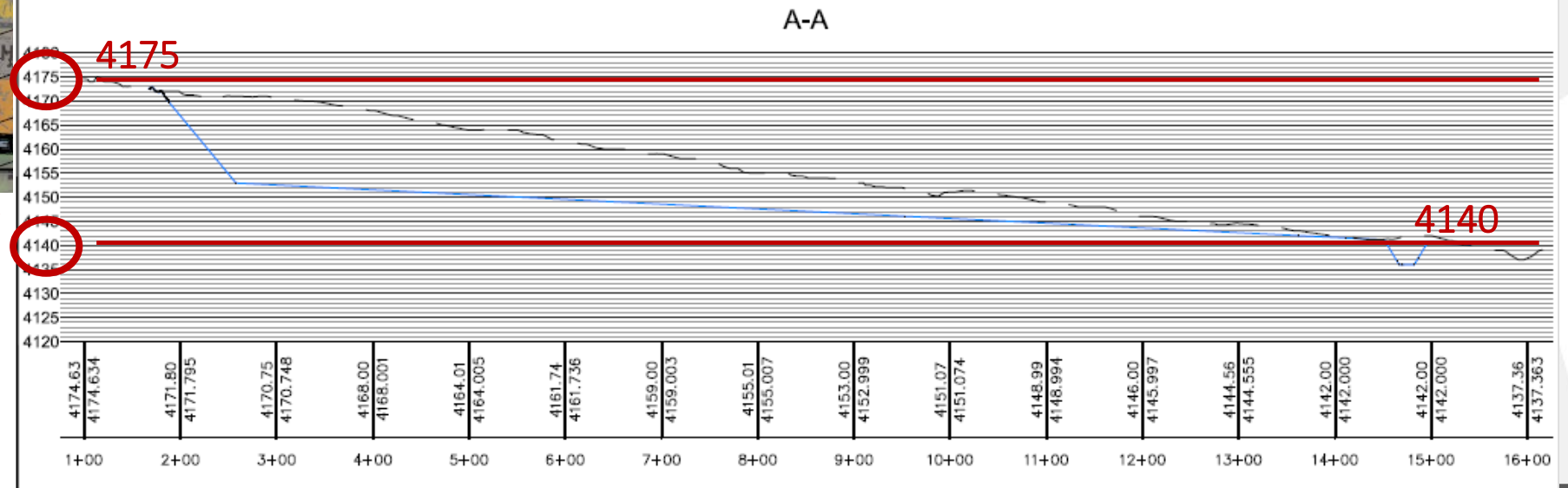


Property Profile



Dotted line – existing ground
Blue line – proposed ground elevation needed to construct the facility

- Need to remove the soil to get to the elevation of Martin Luther King
- Elevations provided by civil consultant
- 4175 – 4140 means 35' of elevation change



Site Cost Comparison

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EP Public Safety Complex - Site Assessment ROM %			
	MLK	Global Reach	Comments
Earthwork	\$17,500,000.00	\$10,000,000.00	
Storm	\$858,400.00	\$289,395.00	
Site Concrete	\$8,500,000.00	\$8,500,000.00	
Water and Sanitary Main Extension	\$1,212,100.00	\$210,000.00	POC at MLK less than .5 mile
Lift Station/Force Main	\$1,750,000.00	\$2,300,000.00	Assuming a Lift Station of approx. 600 acres receiving 1200 GPM.
Electrical Service	\$1,000,000.00	\$1,000,000.00	
Retaining Walls	\$ 14,000,000.00		
Estimated Total	\$ 44,820,500.00	\$ 22,299,395.00	

- \$21M increase at MLK due to site conditions
- \$1M increase at MLK due to utilities: storm sewer, water and sanitary main
Global Reach utility investment may decrease due to development of area, potential cost savings - not an option at MLK

Construction



Global Reach

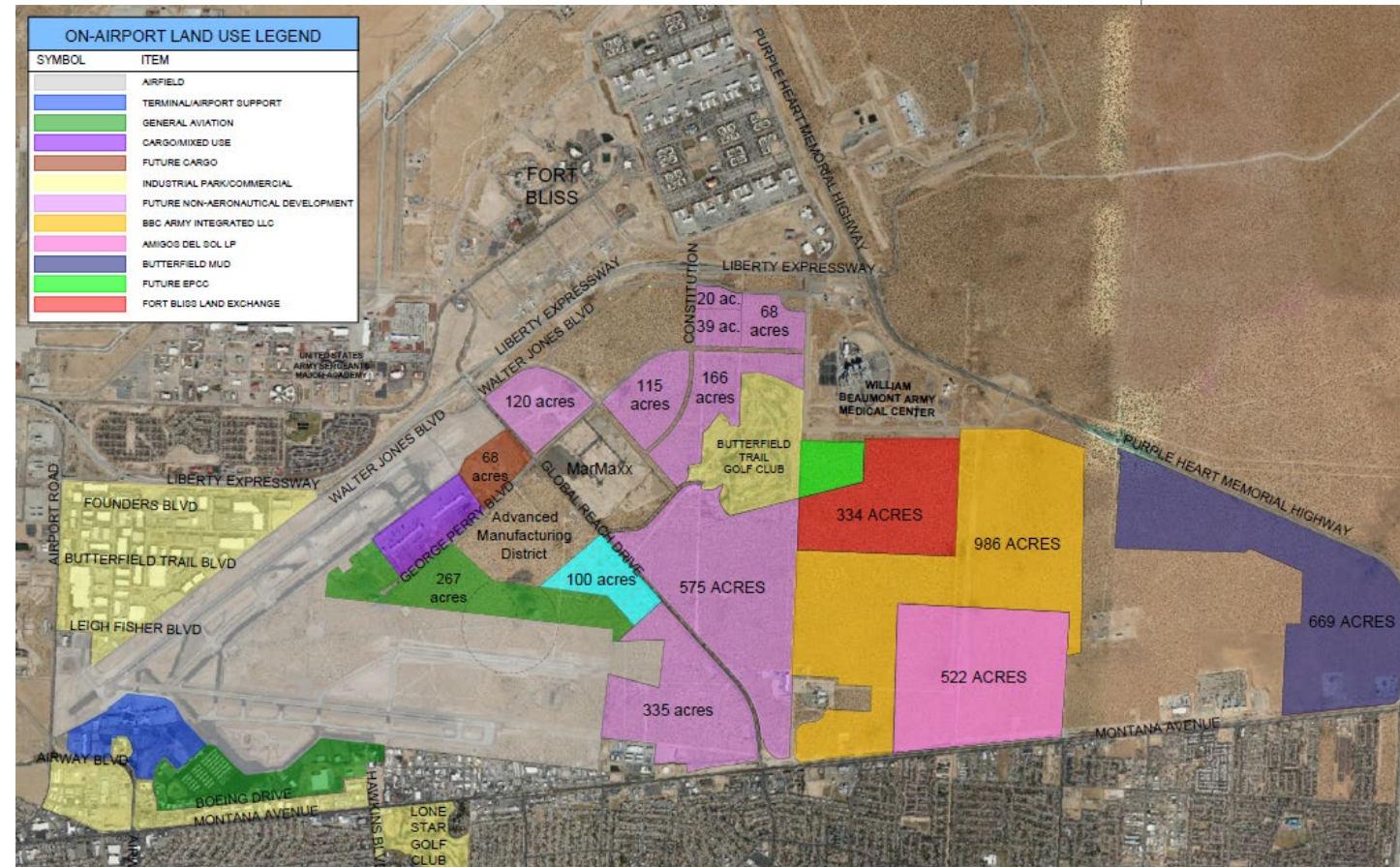
- **Site conditions**
 - Silty sand
 - Relatively flat
- **Neighboring Places**
 - Proposed Advanced Manufacturing District
 - El Paso International Airport
 - Fort Bliss
- **Utilities along Global Reach**
 - City Fiber, Water (1 mi. away)
 - Utilities potentially requiring upgrades: Electrical, Sewer
 - City owned Right-of-Way

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Global Reach Potential

- Activation of ~575 acres
 - More attractive for tenants – increased revenue
- Partners to help lower cost of utilities
 - Private Sector
 - Federal



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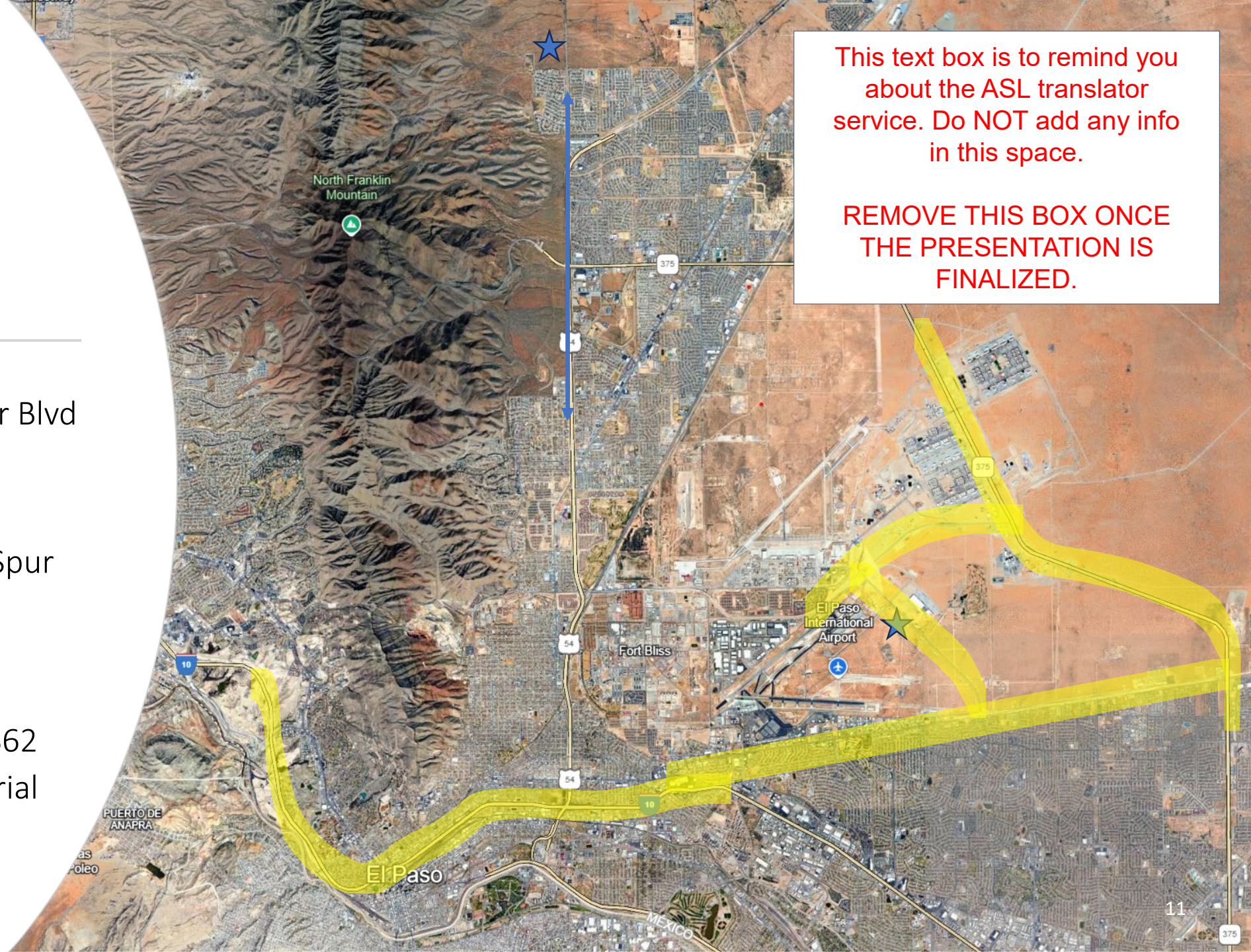
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Location

- Just north of Residential
- Concerns of noise
- Transportation network
 - US 54
 - Martin Luther King Jr Blvd

VERSUS

- US54
- Liberty Expressway Spur 601
- George Perry Blvd
- Global Reach Drive
- Montana Avenue US62
- Purple Heart Memorial Hwy Loop375



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Double Travel Time

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Windshield Times				
Battalion	Airport		Northeast	
	Road Miles	Minutes Travel	Road Miles	Minutes Travel
1	12.12	27.08	14.28	28.40
2	22.29	46.78	24.32	46.57
3	6.56	10.49	13.47	24.99
4	6.34	11.66	15.31	28.76
5	8.97	13.23	6.29	11.35
6	11.39	22.80	21.94	41.97



Location

- ARFF Maintenance – direct access along George Perry Blvd
- ARFF training conducted locally, remove need to travel
- Room to expand capacity and types of training



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Direct Benefits

- Need room for expansion of EVOC, ideal would be 20 acres
- Shooting range located in industrial area, away from residential
- Proximity to Airport allows flexibility and ease for other organization to participate in certified training at this location

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Location

- Favorable connection with Pebble Hills, Upper Eastside, Mission Valley, and Airport office
- Location of Ft Bliss requires these Regional Command to drive congested Loop 375

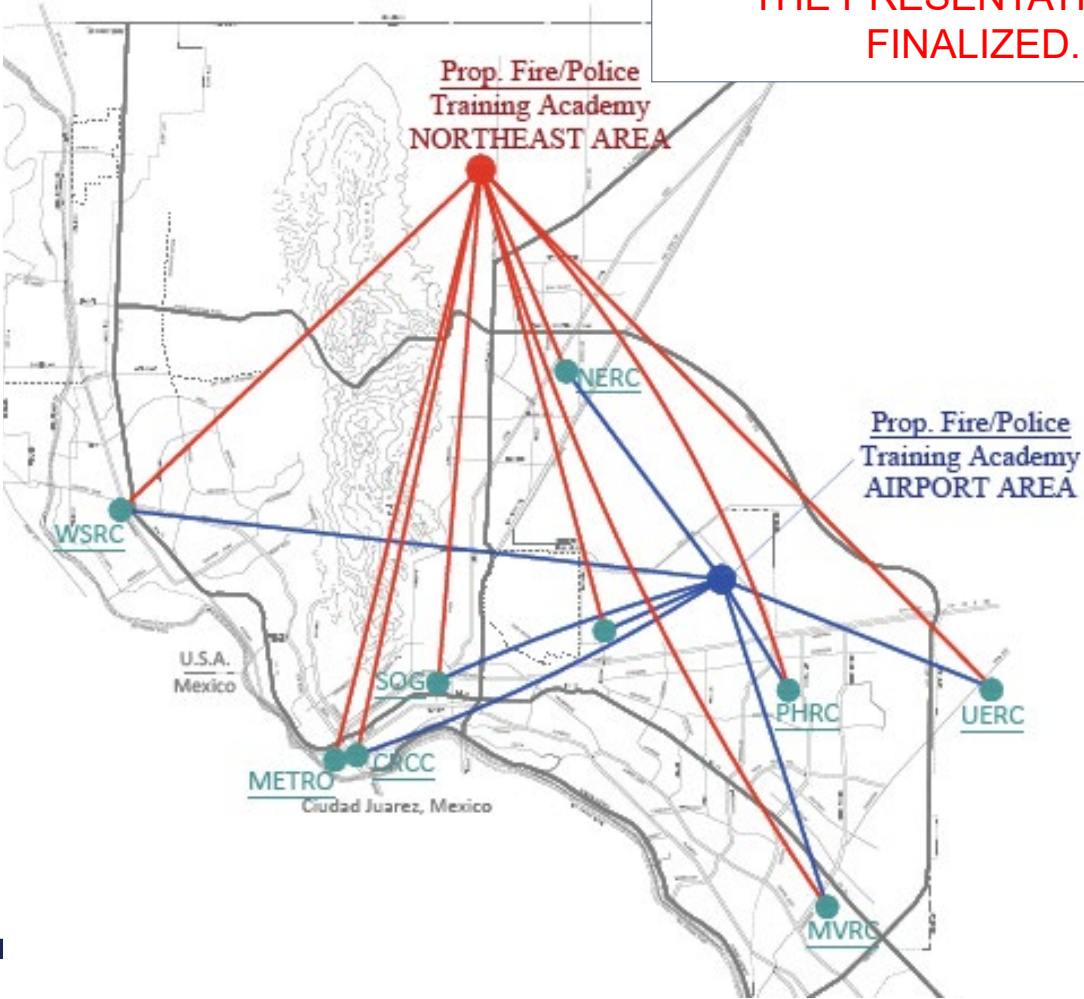
Regional Cmd	Airport		Northeast	
	Road Miles	Minutes Travel	Road Miles	Minutes Travel
AIRPORT	4.7	11	14.1	20
CRCC	4.1	8	23.6	30
METRO	10.6	19	25.1	28
MVRC	7.5	15	30.8	34
NERC	12.6	17	12	18
PHRC	1.9	5	26.5	32
SOG	10.8	22	21.4	29
UERC	9.2	18	28.2	37
WSRC	19.1	27	29.2	31
TOTALS	80.5	142	210.9	259

	Miles Saved	Time Saved
VARIANCE:	130.4	117



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Lease Agreement

Global Reach

- FAA requires FMV is captured through leasing property
- Rental rate adjustments will be made every five years and reappraisal every 10 years
- Cost of lease agreement offset by current leases and programming this cost into future budget

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Next Steps

- Approval to begin design at Global Reach location savings \$22M based upon site work requirements
 - Come back to council during the fall with Guaranteed Maximum Price and construction schedule
- Project currently over-budget
 - Requesting action to reduce inflation cost with time delays
- Begin negotiations with EPWU to explore opportunities to conserve the land at Martin Luther King

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Discussion and Action

Global Reach for the Joint Police + Fire Department Training Academy, Fire & Police Department Headquarters, and Fire Vehicle Maintenance + Logistics Center **(Public Safety Complex)**

- Relocation from Martin Luther King to Global Reach Drive

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Project Timeline

- Summer: City conducted a site assessment of the Police Program and its Facilities to create the El Paso Police Department 20-Year Master Plan providing a 7-year Action Plan to address current and immediate deficiencies.

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Project Timeline

- Real Estate City Council Briefing on 07/08/2019, purpose:
 - Provide an overview of possible sites.
 - Gather feedback, direction and permission for CID to perform due diligence and identification of optimal sites for public safety facilities.
 - Site considerations for Police Academy: Bassett Middle School, Beall Elementary, Cohen, Eastside Complex, Global Reach, Beaumont
 - Site Considerations for Headquarters: Cohen, Global Reach, Eastside Muni Complex, Beaumont

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Project Timeline

- 11/05/2019 - Public Safety Bond was approved by Voters.
- 12/10/2019 - Public Safety Bond plan was presented to City Council. In which, proposed use of Bond funds was allocated for Police and Fire facilities.

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2020

2021

Project Timeline

- 12/07/2020 - 07/01/2021 - The proposed project was presented to various entities such as: OSAB, BOAC, Neighborhood meetings, City Council, and virtual community meetings.
- 03/09/2021 - Martin Luther King Blvd. property Environmental Site Assessment Report completed.
- 05/27/2021: Martin Luther King Jr. Blvd. Metes & Bounds Property Survey completed.
- 07/07/2021 - City Council approved the transfer of El Paso Water Utilities' 306 acres located at Martin Luther King Jr. Blvd. to the City of El Paso to construct the proposed public safety facilities.

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Project Timeline

- 10/13/2021 - FD& PD Training Academy's Community Meeting - Proposed location and programming at Martin Luther King Blvd. was presented, general feedback from the community was not in favor. Community comment was:
 - Construction of this project in the mountains is unacceptable.
 - Requested to reconsider another location stating that Northeast is not centrally located. Travel times and traffic concerns.
 - Concerns about the loud noises
 - Training buildings are preferred not be built near any neighborhood nor roads next to residential areas.

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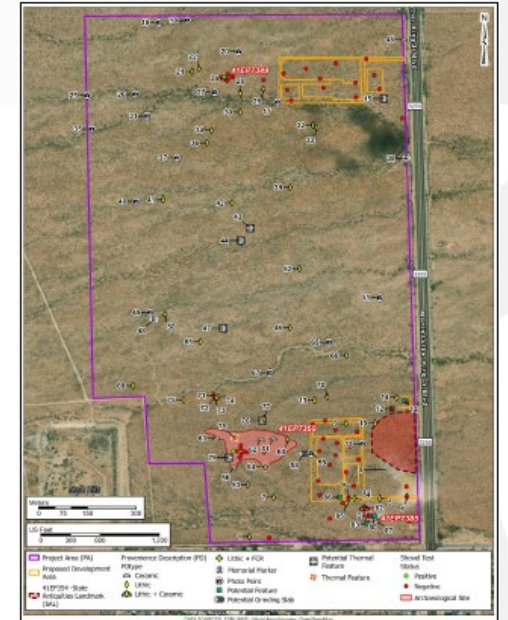
2022

Project Timeline

- Cultural Resources Survey Report “Archeological Survey” completed on 02/14/2022.
- On 06/07/2022 Solicitation for Design Build Services was posted.
- Initiated program verification of the Design Criteria Package (Bridging Documents) with User Departments.

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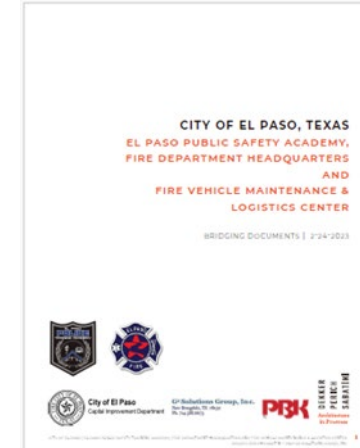


Project Timeline

- 04/25/2023: Motion was approved by City Council to coordinate with state agencies to include any state efforts to establish a new Department of Public Safety (DPS) regional headquarters.
- Public Safety Complex bridging documents revised on 02/24/2023
 - Bridging documents is a Design Criteria Package, includes preliminary design and specifications.

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Project Timeline

- City Council approved the award of the Design Build Contract 04/23/2024. Soon after the pre-construction phase (concept design and programming verification) for Public Safety Complex commenced on 05/15/2024.
- City Council approved the Police Department Headquarters design on 07/02/2024. Soon after the programming design phase commenced.
- City Council approved the additional services to combine Police & Fire Department Headquarters on 12/03/2024.

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2025

2026

Project Timeline

- GMP development ongoing, anticipated completion in fall 2025.
- Ongoing coordination with User Departments regarding the conceptual drawings of the Public Safety Complex.
- Anticipated ground-breaking of the Public Safety Complex in 2026.

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MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople

MISIÓN



Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

VISIÓN



Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño



VALORES

Integridad, Respeto, Excelencia,
Responsabilidad, Personas