



CITY OF EL PASO

**Award of the Guaranteed Maximum Price (GMP)**

**Advanced Manufacturing District - Phase I Design-Build**

Solicitation 2024-0272R

February 17, 2026

# Vibrant Regional Economy

## *Goal 1*

- Goal 1. Cultivate an Environment Conducive to Strong, Economic Development
  - 1.4 Grow the core business of air transportation
    - Expand airport development

# Project Details

<b>Location:</b>	<b>El Paso International Airport</b>
<b>District(s):</b>	<b>3</b>
<b>Total Project Budget:</b>	<b>\$31,700,000</b> <b>EDA Grant(80%): \$25,000,000   Airport Enterprise(20%): \$6,250,000</b>
<b>Today's Request for Action:</b>	<b>\$26,154,391</b>
<b>Funding Source:</b>	<b>EDA Federal Grant and Airport Enterprise Funds</b>

# Scope of Work

- Original grant application - \$50M
  - Extend infrastructure
  - Site development
  - Construct 250,000sqft cold shell buildings
  - Expand the Innovation Factory
    - *Airport completed the expansion from approximately 30,000 SF to 53,000SF with airport funds*
- Awarded grant amount - \$25M
  - City elected to move forward with the scope
    - Pursue additional funding opportunities
    - Develop construction documents to obtain market-based costs

# Scope of Work – Infrastructure & Amenities

Phase I Infrastructure & Amenities	Building A - 50,000 SF	Building B - 100,000 SF	Building C - 100,000 SF
Clearing, Grubbing and Earthwork	Included in GMP	Included in GMP	Included in GMP
Pad Site Prep	Included in GMP	Included in GMP	Master Planned via Design
Underground utilities	Included in GMP	Master Planned via Design	Master Planned via Design
Paving and Hardscape	Included in GMP	Master Planned via Design	Master Planned via Design
Secure perimeter infrastructure including fencing and surveillance systems	Included in GMP	Included in GMP	Included in GMP
Installation of a guard shack	Included in GMP	Included in GMP	Included in GMP
New Roadways	Included in GMP	Master Planned via Design	Master Planned via Design
Landscaping & Irrigation	Included in GMP	Master Planned via Design	Master Planned via Design
Hike & Bike Trails	Master Planned via Design	Master Planned via Design	Master Planned via Design
Site Amenities - gathering areas with seating, water fountains, dog park	Master Planned via Design	Master Planned via Design	Master Planned via Design

# Scope of Work – Building Programs

<b>50,000 SF Warm Shell Building</b>	Included in GMP
10,000 SF finished office / admin space	Included in GMP
40,000 SF multi-tenant divisible spaces	Included in GMP
Electrical Improvements (conduits, panels, etc)	Included in GMP
HVAC Systems	Included in GMP
Communications Infrastructure	Included in GMP
Plumbing	Included in GMP
Fire Suppression	Included in GMP

<b>2 - 100,000 SF Cold Shell Buildings</b>	Master Planned via Design
Electrical Improvements (conduits, panels, etc)	Master Planned via Design
HVAC Systems	Master Planned via Design
Communications Infrastructure	Master Planned via Design
Plumbing	Master Planned via Design
Fire Suppression	Master Planned via Design

- Formal (construction) scope adjustment was submitted to the EDA on 1/23/26
- EDA approved the modifications on 2/3/26

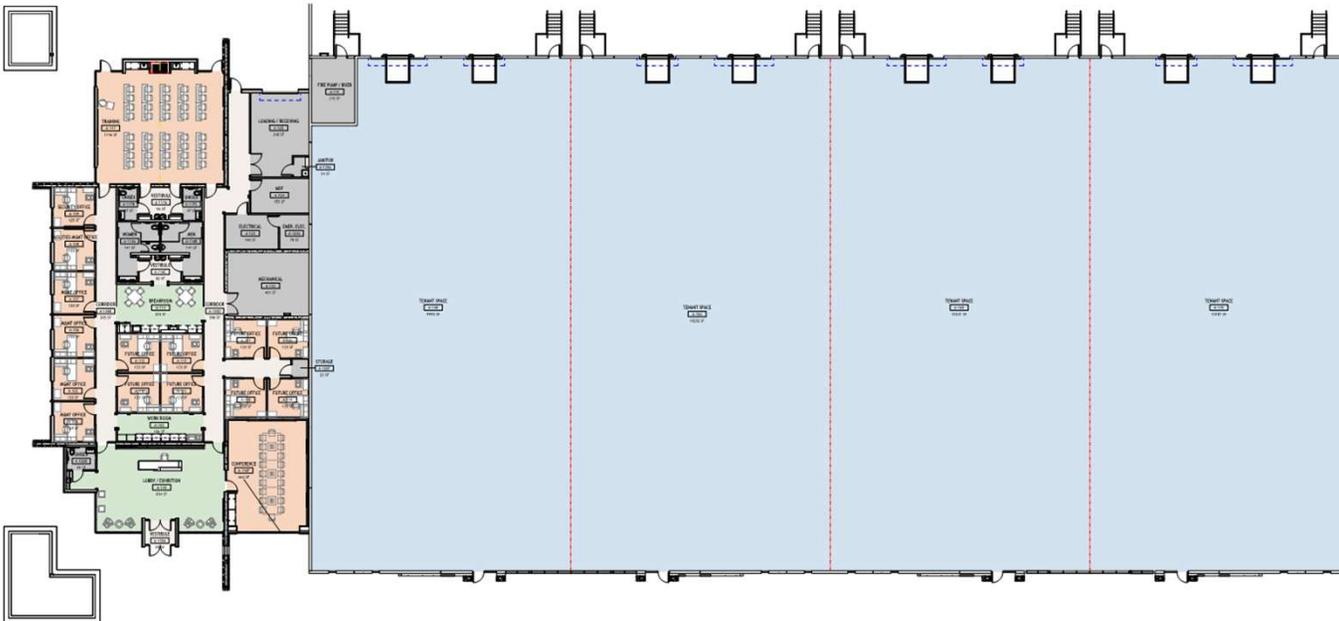
# Project Scope of Work - GMP

- Building A - 50,000sqft warm shell building
  - 10,000 SF of finished administrative space for offices, training and conference rooms
  - 40,000 SF of shell space for future tenant improvements
  - Add Alternate - HVAC at tenant spaces



# Project Scope of Work - GMP

Building A – 50,000 SF – Floor Plan



- Deliver a state-of-the-art facility
- Providing 10,000 SF of finished space
- Move-in ready offices
- A shared, reservable conference room and training room
- 40,000 SF warm shell space ready to support future tenant build-out
- This approach delivers workforce training and tenant support functions

# Project Scope of Work - GMP

- Site infrastructure for Building A includes
  - Access roadways and curb and gutter
  - Sidewalks
  - Drainage improvements
  - Security checkpoint
  - Parking areas, striping and signage
  - Perimeter security fencing and gates
  - Landscape and irrigation
  - Illumination



# Request for Action

- Award of Guaranteed Maximum Price to Jordan Foster Construction, LLC
- Award amount: \$26,154,391
- Funding sources:
  - \$20,923,512.80 (80%) EDA Federal Grant
  - \$5,230,878.20 (20%) Airport Enterprise Funds

## 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,  
**A**ccountability, **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