



# Adoption of 2020 Building Prevailing Wage Rates

December 7, 2021

*Goal 6: Set the standard for Sound Governance and Fiscal Management*

*6.6 Ensure continued financial stability and accountability through sound financial management, budgeting and reporting • Create and implement a plan to address long-term liabilities*



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- Under Texas Government Code Chapter 2258 the City is required to determine the general prevailing rate of per diem wages for each craft or type of worker within the geographic limits of the City for construction of public works every four years.
  - The City of El Paso's current 2016 Prevailing Building and Heavy/Highway Wage Rates used on all current construction contracts were approved February 28, 2017.

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- The City has the option of using federal wage rates or conduct its own local survey of wages; however, in 2012, the County of El Paso proposed a cooperative effort to complete a survey to update the wages for the use of governmental agencies within the County of El Paso
  - On May 8, 2012 the City of El Paso passed a resolution authorizing an Interlocal Agreement with the County allowing the City to participate in conducting a survey of the general prevailing rate per diem wages.

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# County Survey

- El Paso County led a cooperative effort to complete the 2020 Building wage rates survey. Survey participants included the County and City of El Paso, Socorro, Ysleta, and El Paso Independent School Districts, El Paso Community College, UMC Hospital, and representatives from the Association of General Contractors and Building Trades Association and independent contractors.
- The County hosted all meetings, did all mailings and reproduction at their expense, and provided database support for the data analysis tasks. They also coordinated some public service media spots to encourage participation.

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# County Survey

- The survey process consisted of designing two survey forms, one for building trades and another for heavy/highway trades. The contractors were asked to submit the project peak week payrolls for their various trades during the calendar year January 1, 2018 thru December 31, 2019.
- The committee validated the completeness and authenticity of each survey and the data was entered into a database. The database was used to calculate the mean (average), median and mode of each classification's submitted wage rates.
  1. Approved rates that only had a % increase
  2. For those classifications that had a % decrease, the 2016 rate were approved
  3. Approved rates for classifications that did not receive a response by selecting whichever rate was higher (2016 rates or Davis Bacon)

- CID is submitting to City Council for consideration in approving the new 2020 Building Prevailing Wage Rates to be used on all future awarded construction contracts.
- The County approved and implemented the 2020 Building Prevailing Wage rates on March 22, 2021.

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# 2020 Building Prevailing Wage Rates – Summary of Changes

- Additions:

1. Asbestos/Lead Abatement/Mold Remediation
2. Scaffolding Erector

2020 Minimum Wage Rate \$10.00  
2020 Highest Wage Rate \$52.32  
2020 Average Wage Rate \$21.70

2020 # of classifications - 40

2016 # of classifications – 38

2016 Minimum Wage Rate \$10.00  
2016 Highest Wage Rate \$46.45  
2016 Average Wage Rate \$19.68

- 26 of the positions have a higher wage rate than the County Average Wage Rate of \$14.71.
- Average Wage Rate for all 40 positions is \$21.70, 47% higher than the County Average Wage Rate of \$14.71.



## WAGE RATE COMPARISON - BUILDING PREVAILING WAGE RATES

2016 Building Wages		2020 Building Wages		Variance	
CLASSIFICATION	2016 PWR	CLASSIFICATION	2020 PWR	PWR Inc	% Inc <Dcr>
1		Asbestos/Lead Abatement/Mold Remediation (ADDED)	43.57	43.57	100%
2	Automatic Fire Sprinkler Fitter, Certified	26.85	Automatic Fire Sprinkler Fitter, Certified	52.32	25.47 95%
3	Block, Brick, and Stone Mason	17.97	Block, Brick, and Stone Mason	17.97	0.00 0%
4	Carpenter – All Other Work	14.98	Carpenter – All Other Work	17.40	2.42 16%
5	Carpenter – Rough	16.55	Carpenter – Rough	17.64	1.09 7%
6	Carpenters – Acoustical Ceiling Installation	15.17	Carpenters – Acoustical Ceiling Installation	17.36	2.19 14%
7	Cement and Concrete Finishers	14.90	Cement and Concrete Finishers	16.30	1.40 9%
8	Commercial Truck Driver	14.75	Commercial Truck Driver	14.75	0.00 0%
9	Communication/Security Technician	18.62	Communication/Security Technician	18.62	0.00 0%
10	Crane and Heavy Equipment Operator	27.62	Crane and Heavy Equipment Operator	31.05	3.43 12%
11	Caulker / Sealers	11.29	Caulker / Sealers	11.29	0.00 0%
12	Door & Hardware Specialist	13.35	Door & Hardware Specialist	13.35	0.00 0%
13	Drywall and Ceiling Tile Installers	12.64	Drywall and Ceiling Tile Installers	14.40	1.76 14%
14	Drywall Finishers & Tapers	14.00	Drywall Finishers & Tapers	15.55	1.55 11%
15	Electrician	26.76	Electrician	30.02	3.26 12%
16	Elevator Installers and Repairs	46.45	Elevator Installers and Repairs	46.45	0.00 0%
17	Fence Erectors – Include with Skilled Labor	10.00	Fence Erectors – Include with Skilled Labor	10.00	0.00 0%
18	Floor Layers – Carpet and Resilient	12.87	Floor Layers – Carpet and Resilient	12.87	0.00 0%
19	Floor layers- Specialty	13.00	Floor layers- Specialty	13.00	0.00 0%
20	Floor Layers - Wood	11.50	Floor Layers - Wood	11.50	0.00 0%
21	Glaziers	16.86	Glaziers	16.86	0.00 0%
22	Hazardous Materials Removal Workers	10.00	Hazardous Materials Removal Workers	10.00	0.00 0%
23	Heating, Air Conditioning and Refrigeration Service Technician	43.57	Heating, Air Conditioning and Refrigeration Service Technician	43.57	0.00 0%
24	Insulation Workers – Mechanical	43.22	Insulation Workers – Mechanical	43.22	0.00 0%
25	Irrigator – Landscape, Certified	15.28	Irrigator – Landscape, Certified	15.28	0.00 0%
26	Laborer	11.89	Laborer	13.71	1.82 15%
27	Locksmith	13.35	Locksmith	13.35	0.00 0%
28	Mechanic	17.00	Mechanic	17.00	0.00 0%
29	Painters - Building	11.77	Painters - Building	13.86	2.09 18%
30	Paper Hanger	14.00	Paper Hanger	14.00	0.00 0%
31	Pipe Fitters and Steamfitters	32.55	Pipe Fitters and Steamfitters	32.55	0.00 0%
32	Pipelayers	15.00	Pipelayers	18.00	3.00 20%
33	Plaster, Stucco, Lather and EIFS Applicator	14.22	Plaster, Stucco, Lather and EIFS Applicator	16.82	2.60 18%
34	Plumber/ Medical Gas Installer	32.95	Plumber/ Medical Gas Installer	42.16	9.21 28%
35	Reinforcing Iron and Rebar Workers	21.22	Reinforcing Iron and Rebar Workers	22.69	1.47 7%
36	Roofers	16.00	Roofers	16.00	0.00 0%
37			Scaffolding Erector (ADDED)	13.69	13.69 100%
38	Sheet Metal Workers	27.16	Sheet Metal Workers	27.16	0.00 0%
39	Structural Iron and Steel Workers / Metal Building Erector	38.81	Structural Iron and Steel Workers / Metal Building Erector	38.81	0.00 0%





# Impacts for spending \$112.3 M

(Sep 2020 – August 2021)

Approximately **\$56,150,000** spent on labor costs

**\$ 1 million**  
of construction  
projects involves  
roughly **\$500,000**  
in **labor costs**

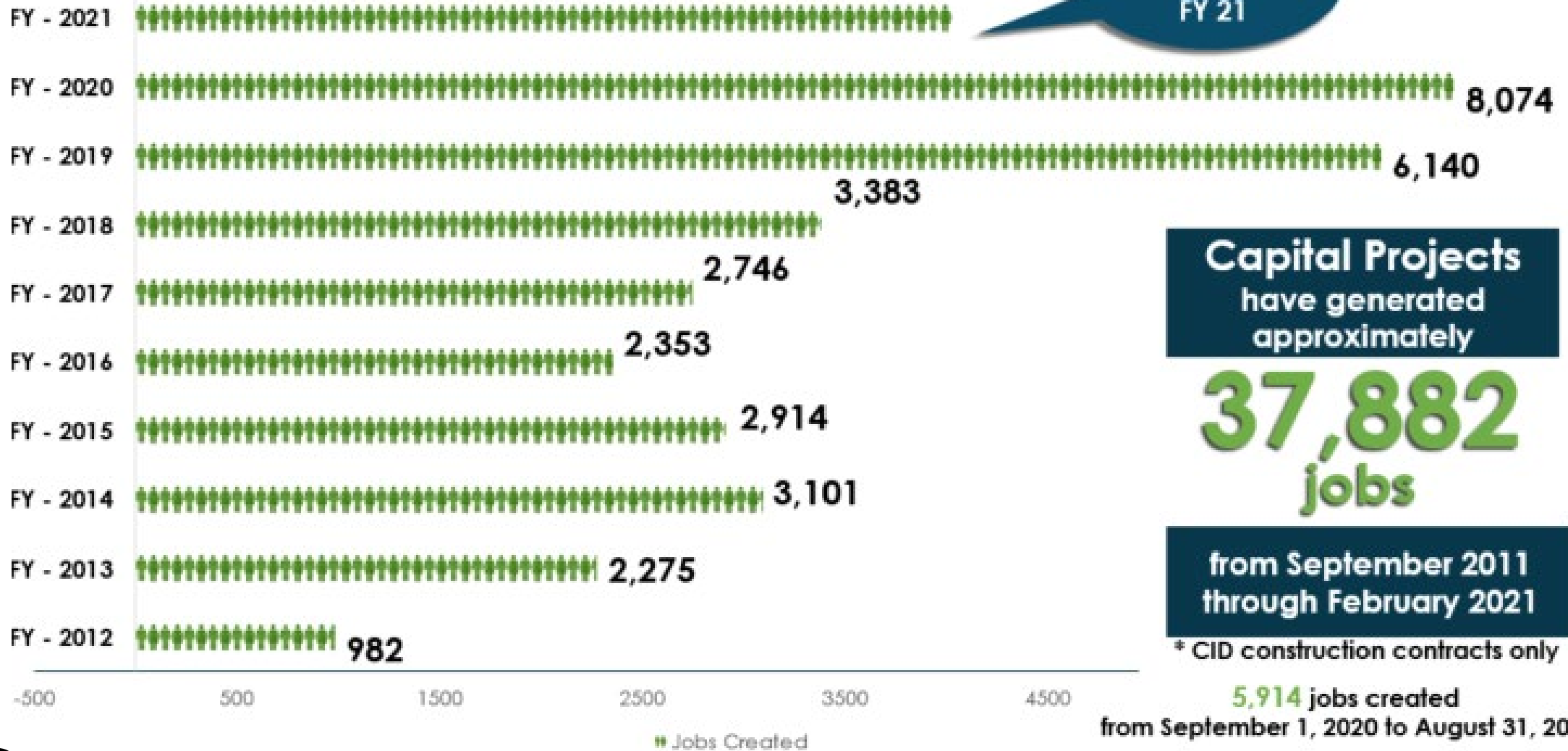
$$\begin{array}{r} \$500,000 \\ \times \quad 112.3 \\ \hline \$56,150,000 \end{array}$$



# JOBS SUPPORTED VIA CIP

5,914

FY 21



# Questions & Comments

## Mission

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

## Values

Integrity, **R**espect, **E**xcellence,  
**A**ccountability, **P**eople

## Vision

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

## Misión

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

## Valores

Integridad, **R**espeto, **E**xcelencia, **R**esponsabilidad, **P**ersonas

## Visión

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