

CITY OF EL PASO, TEXAS
AGENDA SUMMARY FORM



DEPARTMENT / COUNCIL OFFICE: Aviation

AGENDA DATE: 2/17/26

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Yvette Hernandez, City Engineer

PHONE NUMBER: 1-915-212-1860

2nd CONTACT PERSON NAME: Tony Nevarez, Aviation Director

PHONE NUMBER: 1-915-474-2424

DISTRICT(S) AFFECTED: Three

REVISED

1:27 pm, Feb 11, 2026

AGENDA ITEM:

A Resolution that the City Manager, or designee is authorized to sign the Second Amendment to the Standard Form of Agreement by and between the City of El Paso and Jordan Foster Construction, LLC for a total estimated amount of \$26,254,391.00

ISSUE STATEMENT:

That the City Manager, or designee, is authorized to sign the Second Amendment to the Standard Form of Agreement by and between the City of El Paso and Jordan Foster Construction, LLC ("Design Builder") for the project known as 2024-0272R Advanced Manufacturing District, to accept and incorporate the Design Builder's Guaranteed Maximum Price Proposal for the project in the amount of Twenty-Six Million One Hundred Fifty Four Thousand Three Hundred Ninety One Dollars (\$26,154,391.00). This Amendment allows 464 calendar days for substantial completion of the work, with an additional 30 calendar days for final completion.

BACKGROUND:

The Department of Commerce's Economic Development approved a \$25,000,000 investment to support the Advanced Manufacturing District of the City of El Paso. It is funded through EDA's Build Back Better Regional Challenge Development Act of 1965. This project is funded as part of the broader West Texas Aerospace and Defense Manufacturing Coalition. Essential programmatic elements include 10,000 square feet of finished space that will include an access-controlled training room accommodating up to 50 participants, finished office space for tenants requiring minimal build-out, and a shared, reserveable meeting room. The remaining 40,000 square feet will be delivered as warm shell space to support future tenant build-out. This approach ensures continued delivery of workforce training and tenant support functions while aligning the project with current funding availability.

COUNCIL OPTIONS:

1. Approve the amendment as presented.
2. Decline approval and direct staff to return with alternative options.

COMMITTEE REVIEW AND/OR RECOMMENDATION:

N/A

COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:

N/A

RELATED CITY POLICIES:

Procurement Sourcing Policy

PRIOR COUNCIL ACTION:

On March 28, 2023 City Council approved Design-Build Owner’s Representative Agreement with JMT for \$1,600,470.00.

On January 22, 2025 City Manager authorized to execute the Design Build agreement 2024-0272R with Jordan Foster for \$2,815,127.16 for pre-construction services.

On June 24, 2025 City Council approved \$49,188 the incorporation of a Mobilization Phase signage installation,

LEGAL REVIEW:

Legal counsel reviewed as a part of Council packet

Legal counsel reviewed in advance of packet as an individual item

AMOUNT AND SOURCE OF FUNDING:

Amount: \$26,154,391.00

Funding Source: Department of Commerce’s Build Back Better Regional Challenge Grant and Airport Enterprise Funds

Account: 562-3080-62330-580270-G6A23BBRC

562-3010-62330-580270-G6A23BBRC

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations made to City Council of an accumulated total of \$500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT (\$)

ATTACHMENTS:

Attachment Description

- A.
- B.
- C.

FOR MORE INFORMATION:

Shane Brooks

(915) 472-1433

BrooksRS@elpasotexas.gov

*****REQUIRED AUTHORIZATION*****

SIGNATURE:



(If Agenda Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager, or designee, is authorized to sign the Second Amendment to the Standard Form of Agreement by and between the City of El Paso and Jordan Foster Construction, LLC (“Design Builder”) for the project known as 2024-0272R Advanced Manufacturing District, to accept and incorporate the Design Builder’s Guaranteed Maximum Price Proposal for the project in the amount of Twenty-Six Million One Hundred Fifty Four Thousand Three Hundred Ninety One Dollars (\$26,154,391.00). This Amendment allows 464 calendar days for substantial completion of the work, with an additional 30 calendar days for final completion. The City Manager, or designee, is hereby authorized to execute any documents and contract amendments needed to carry out the intent of this Resolution.

APPROVED THIS _____ DAY OF _____ 2026.

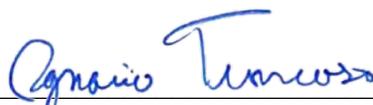
CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT



Yvette Hernandez, P.E.
City Engineer

**GUARANTEED MAXIMUM PRICE AMENDMENT
TO THE
STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND DESIGN-BUILDER**

This Guaranteed Maximum Price Amendment to the Standard Form of Agreement between Owner and Design-Builder (the “Amendment”) is entered into by and between the City of El Paso (the “City” or “Owner”) and Jordan Foster Construction, LLC. (“Design-Builder”) for the construction of the Advanced Manufacturing District 2024-0272R. This Amendment amends the one certain Standard Form of Agreement Between the Owner and Design-Builder (the “Agreement”) entered into by and between the City and Jordan Foster Construction, LLC, dated January 22, 2025 and establishes a Guaranteed Maximum Price (“GMP”) for construction and time for completion of construction as set forth below:

RECITALS

WHEREAS, the City and Design-Builder entered into the Agreement dated as of February 17, 2026, for the construction of the Advanced Manufacturing District 2024-0272R; and

WHEREAS, unless clearly provided otherwise herein, all terms and phrases used herein shall have the same meaning as the terms and phrases used in the Agreement; and

WHEREAS, Section 9.05 of the Agreement contemplates the delivery of a Design-Builder’s GMP Proposal to the City; and

WHEREAS, Section 9.05 of the Agreement requires that said proposal contain certain representations and documentation; and

WHEREAS, Section 9.05 of the Agreement provides that in the event the City timely accepts the Design-Builder GMP Proposal, this Amendment shall be executed; and

WHEREAS, Design-Builder has delivered a Design-Builder GMP Proposal to the City; and

WHEREAS, the City desires to accept the Design-Builder’s GMP Proposal, subject to any amendments or revisions as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Design-Builder agree to modify and amend the Agreement as follows:

1. The City hereby accepts the Design-Builder's GMP Proposal submitted by Design-Builder, dated February 03, 2026, a true and complete copy of which is attached hereto and incorporated herein by reference, marked as Exhibit "1-A".
2. Design-Builder's GMP for the Cost of the Work is Twenty-Six Million One Hundred Fifty Four Thousand Three Hundred Ninety One and 00/100 dollars (\$26,154,391.00) subject to additions and deductions by Change Order as provided in the Contract Documents. As agreed by the City and Design-Builder, the GMP is an amount that the Cost of the Work shall not exceed, and is based on and detailed in the attached Exhibit "1-A".
3. The Design-Builder's Fee for the Construction of the Work is hereby established in the sum of One Million One Hundred Twenty Nine Thousand One Hundred Eighty Five and 00/100 Dollars (\$1,129,185.00), based on the product of 4.7% multiplied by the Cost of the Work, and said sum is included within the above stated GMP.
4. The General Conditions expenses for the construction of the Work are hereby established in the sum of Eight Hundred Ninety Two Thousand and 00/Dollars (\$892,000.00), and said sum is included in the above stated GMP. Design-Builder acknowledges and agrees that the City shall have no liability for any General Condition expenses beyond payment of the above noted amount and Design-Builder agrees that it shall not be entitled to receive any additional compensation from the City for the General Conditions beyond this amount unless expressly adjusted by a Change Order.
5. The City has established a contingency fund in the sum of One Million and 00/100 Dollars (\$1,000,000.00) for this Project. Design-Builder has no right or entitlement to the contingency fund and use of such funds are subject to the prior written approval and issuance of a Change Order by the City. Any contingency funds remaining at the completion of the Project will be credited from the GMP.
6. Pursuant to the terms of the Agreement, The Design-Builder shall achieve Substantial Completion of the entire Work not later than 464 calendar days from the date the Notice to Proceed is issued, subject to and adjustments of this Contract Time as provided in the Contract Documents and Changer Orders modifying and extending this Agreement. It is specifically understood and agreed to by and between Owner and Design-Builder that time is of the essence in the substantial completion of the Work, and that failure to substantially complete the Work within the designated period, or as it may be extended, shall be construed as a breach of this Agreement.
7. Pursuant to the terms of the Agreement, Construction Manager shall achieve Final Completion of the entire Work not later than 30 calendar days from the date of Substantial Completion, subject to and adjustments of this Contract Time as provided in the Contract Documents and Change Orders modifying and extending this Agreement. It is specifically understood and agreed to by and between Owner and Design-Builder that time is of the essence in the final completion of the Work, and that failure to complete the Work within the designated period, or as it may be extended, shall be construed as a breach of this Agreement.

8. Design-Builder acknowledges and recognizes that the Owner is entitled to full and beneficial occupancy and use of the completed work following expiration of the Contract Time. The Design-Builder further acknowledges and agrees that, if the Design-Builder fails to reach the Substantial Completion and/or Final Completion dates of any portion of the Work within the Contract time, the Owner will sustain actual damages as a result of such failure. The exact amount of such damages will be difficult to ascertain. Therefore, the Owner and Design-Builder agree that, if the Design-Builder shall neglect, fail, or refuse to achieve substantial completion and/or final completion of the Work by the Substantial Completion and/or Final Completion date, subject to proper extension granted by the Owner, then the Design-Builder agrees to pay the Owner as liquidated damages (“Liquidated Damages”), not as a penalty, for the damages that would be suffered by Owner as a result of delay the sum of:

- \$3,220.00 and 00/100 dollars for each consecutive calendar day after the date of Substantial Completion in which the Work is not completed.
- \$1,790.00 and 00/100 dollars for each consecutive calendar day after the date of Final Completion in which the Work is not completed.

9. Except as modified herein, the terms and conditions of the Agreement remain unchanged. In the event of a conflict between the terms of this Amendment and those of the Agreement, the City and Design-Builder agree that the terms of this Amendment shall take precedence.

IN WITNESS WHEREOF, the parties have executed this Amendment to be effective as of the ____ day of February, 2026.

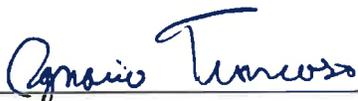
OWNER:
CITY OF EL PASO, TEXAS

By: _____
Name: Dionne Mack
Title: City Manager

CONSTRUCTION MANAGER:
JORDAN FOSTER CONSTRUCTION,
LLC

By:  _____
Name: Ashok Kamath
Title: Vice President

APPROVED AS TO FORM:



Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT



Yvette Hernandez, P.E.
City Engineer

Exhibit “1-A” – Construction Manager’s Proposal

Exhibit “1-B” - Liquidated Damages

RECEIVED

By City Clerks at 2:04 pm, Feb 11, 2026

2024-0272R

Design Build for Advanced Manufacturing District - Phase I

GMP

Due Date: 2/3/2026

ATTENTION

Claudia A. Garcia

Purchasing & Strategic Sourcing

City 1

1st Floor

300 N Campbell St.

El Paso, TX 79901

PREPARED BY

Jordan Foster Construction

7700 CF Jordan Dr.

El Paso, TX 79912



**JORDAN
FOSTER**
CONSTRUCTION

Table of Contents

1) Executive Summary

2) Cost Estimate

- a. Base Bid Bldg. A + Alternate #4 (HVAC @ Bldg. A)

3) Assumptions & Qualifications

- a. **Exhibit A** – List of Documents
- b. **Exhibit B** – Scope Summary
- c. **Exhibit C** – Project Schedule
- d. **Exhibit D** - Project Wage Scales

Executive Summary

Date: February 3, 2026

Project: Advanced Manufacturing District

Owner: City of El Paso

Architect: Mijares-Mora Architects

This revised Guaranteed Maximum Price (GMP) proposal represents the updated scope of work for the Advanced Manufacturing District project, encompassing all site infrastructure, utilities, and the construction of one 50,000 square-foot concrete tilt-up building denoted as “Building A”. This building includes roughly 10,000 square feet of finished office space, with the remaining area constructed as shell space for future tenants. Buildings B and C which were shown in the original plan, have been removed from the scope of work by Owner and are therefore not included in this GMP proposal.

Timely approval of this GMP by City Council is critical to maintain the project schedule, with approval required no later than February 17, 2026, to support procurement, mobilization, and construction start by May 11, 2026. The schedule targets Substantial Completion by May 27, 2027.

This project is partially funded through the U.S. Economic Development Administration (EDA) and represents a key public investment in advancing the region’s manufacturing and innovation capacity. The project is designed with the necessary infrastructure, electrical capacity, and data conduit systems to support the operational needs of nearly any advanced manufacturing tenant. Through thoughtful planning and coordination with the City, design team, and EDA, this GMP reflects a cost-effective, flexible, and future-ready building that meets federal funding requirements and positions the Advanced Manufacturing District for long-term success.

CITY OF EL PASO
ADVANCED MANUFACTURING DISTRICT - BASE BID & ALT 4
GMP ESTIMATE - FEBRUARY 03, 2026

Project name	Advanced Manufacturing District - 60% GMP 311 George Perry El Paso Tx 79838 USA
Estimator	EP Estimating
Job size	50000 sf
Notes	
Report format	Sorted by 'Location/Group phase' 'Detail' summary

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
1.0 - Base Bid					
030000	Concrete				
n	1 Concrete Foundation, Footings, and Tiltwalls	50,000.00	sf	31.052 /sf	1,552,622
	Concrete				1,552,622
040000	Masonry				
n	40 Accent Stone at Ext doors & Franklin Mountain Stone Veneer	50,000.00	sf	1.096 /sf	54,800
	Masonry				54,800
050000	Metals				
n	40 Structural Steel / Misc Steel	50,000.00	sf	11.196 /sf	559,814
n	40 Perforated Steel Canopy	50,000.00	sf	0.24 /sf	12,000
n	10 Structural / Misc Steel Erection	50,000.00	sf	9.04 /sf	452,000
n	10 Perforated Steel Canopies Erection	50,000.00	sf	1.80 /sf	90,000
	Metals				1,113,814
060000	Woods & Plastics				
n	30 Millwork & Porcelain Counter at Lobby, Millwork & Quartz Counter at Break Room and Work Room	50,000.00	sf	2.766 /sf	138,281
	Woods & Plastics				138,281
070000	Thermal & Moisture				
n	1 Semi Rigid Joint Filler Epoxy Slab Control Joints/Construction Joints	50,000.00	sf	0.415 /sf	20,750
n	80 Sidewalk Expansion Joints and Isolation Joint (Sidewalk/Building)	50,000.00	sf	0.060 /sf	2,980
n	80 Joint Sealants both sides of Tilt-up panel joints	50,000.00	sf	0.500 /sf	24,980
n	80 Ashford Concrete Densifier	50,000.00	sf	0.262 /sf	13,100
n	40 Mechanically Fastened .060 TPO / 2.2" Iso (R-25) / 20 year NDL Roof System	50,000.00	sf	6.80 /sf	340,000
n	40 Curved Standing Seam Metal Roof	50,000.00	sf	1.10 /sf	55,000
n	1 Metal Wall Panels	50,000.00	sf	7.79 /sf	389,500
	Thermal & Moisture				846,310
080000	Openings				
n	10 Hollow Metal Doors and Frames/Wood Doors/ Door Hardware / Installation	50,000.00	sf	2.58 /sf	129,000
n	1 Overhead Doors ((4) 14' x 14' & (5) 9' 2" x 9' 2")	50,000.00	sf	1.717 /sf	85,835
n	1 Aluminum Framed Entrance and Storefront / Glazing	50,000.00	sf	9.911 /sf	495,532
	Openings				710,367
090000	Finishes				
n	1 Exterior / Interior Metal Stud Framing & Drywall / Sheathing	50,000.00	sf	5.78 /sf	289,000
n	1 Insulation	50,000.00	sf	1.03 /sf	51,500
n	1 EIFS / Air Barrier	50,000.00	sf	0.60 /sf	30,000
n	1 Ceilings	50,000.00	sf	0.54 /sf	27,000
n	1 Wood Wall Panels	50,000.00	sf	0.276 /sf	13,800
n	1 Tape / Paint	50,000.00	sf	3.564 /sf	178,200
n	5 Sealed Concrete	50,000.00	sf	0.28 /sf	14,000
n	5 Polished Concrete	50,000.00	sf	0.52 /sf	26,000
n	5 Carpet Tile	50,000.00	sf	0.53 /sf	26,500

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
090000	Finishes				
n	5 Wall & Floor Tile	50,000.00 sf	0.70 /sf	35,000	
	Finishes				691,000
100000	Specialties				
n	1 Exterior Signage Dimensional Letters	50,000.00 sf	0.203 /sf	10,135	
n	1 Panel Signage/ADA and ADA w Window	50,000.00 sf	0.101 /sf	5,068	
n	35 First Aid Kit	50,000.00 sf	0.016 /sf	786	
n	35 Outdoor Trash Cans/ Office Trash Cans/ Building Trash Cans	50,000.00 sf	0.360 /sf	18,003	
n	35 Floor Mat	50,000.00 sf	0.032 /sf	1,590	
n	35 Toilet Accessories	50,000.00 sf	0.234 /sf	11,713	
n	35 Toilet Partitions / Urinal Screen	50,000.00 sf	0.209 /sf	10,432	
n	35 Flat Panel Displays	50,000.00 sf	0.683 /sf	34,133	
n	35 Projector Screen / Projector	50,000.00 sf	0.136 /sf	6,777	
n	35 Glass Marker Boards	50,000.00 sf	0.283 /sf	14,131	
n	35 Corner Guards / End Wall Caps	50,000.00 sf	0.216 /sf	10,802	
n	35 Operable Partition	50,000.00 sf	1.059 /sf	52,934	
n	35 (1) Refrigerator / Freezer, (2) Microwaves, (1) 24" Mini Refrigerator	50,000.00 sf	0.143 /sf	7,174	
n	70 Fire Extinguishers / AED	50,000.00 sf	0.091 /sf	4,549	
n	70 Knox Box	50,000.00 sf	0.021 /sf	1,045	
	Specialties				189,272
110000	Equipment				
n	1 (8) 6' x 8' - 30,000lbs mechanical pit leveler, brush seal, bumpers	50,000.00 sf	1.811 /sf	90,560	
n	1 (8) Manual Trailer Restraint w/ red/green light package	50,000.00 sf	0.998 /sf	49,875	
n	1 (4) Truck Shelter (9' 2" x 9' 2" doors only)	50,000.00 sf	0.312 /sf	15,620	
	Equipment				156,055
120000	Furnishings				
n	30 Manual / Motorized Roller Shades	50,000.00 sf	1.159 /sf	57,938	
n	30 Furniture	50,000.00 sf	5.756 /sf	287,816	
	Furnishings				345,754
210000	Fire Suppression				
n	20 Fire Sprinkler System	50,000.00 sf	4.513 /sf	225,635	
n	20 Underground Fire Line	50,000.00 sf	3.130 /sf	156,485	
	Fire Suppression				382,120
220000	Plumbing				
n	1 Sanitary Sewer	50,000.00 sf	6.375 /sf	318,764	
n	1 Domestic Water	50,000.00 sf	3.553 /sf	177,654	
n	1 Natural Gas & Condensate Lines	50,000.00 sf	1.020 /sf	50,999	
n	1 Fixtures	50,000.00 sf	1.028 /sf	51,407	
	Plumbing				598,824
230000	Mechanical				
	1 HVAC Equipment	50,000.00 sf	8.958 /sf	447,897	
	1 Exhaust Fans	50,000.00 sf	0.498 /sf	24,921	
	1 Ductwork	50,000.00 sf	2.781 /sf	139,032	
	1 Air Distribution	50,000.00 sf	0.739 /sf	36,974	

Item	Description	Takeoff Qty	Unit Cost	Total Amount
	Mechanical			648,824
260000	Electrical			
	1 Generator Setup	50,000.00 sf	16.551 /sf	827,546
	1 Electrical Gear & Feeders	50,000.00 sf	39.144 /sf	1,957,221
	1 Lighting	50,000.00 sf	6.354 /sf	317,691
	1 Power	50,000.00 sf	1.830 /sf	91,481
	1 Electrical for HVAC	50,000.00 sf	3.544 /sf	177,223
	1 Interior Data Conduits	50,000.00 sf	1.275 /sf	63,739
	1 Cable Trays	50,000.00 sf	0.539 /sf	26,927
	1 EV Conduit Deduct	50,000.00 sf		(11,972)
	1 Generator Deduct	50,000.00 sf		(827,546)
	Electrical			2,622,310
270000	Communications			
	1 Addressable Fire Alarm	50,000.00 sf	1.374 /sf	68,687
	1 Communications Backbone Cabling	50,000.00 sf	0.329 /sf	16,432
	1 Communications Horizontal Cabling	50,000.00 sf	2.049 /sf	102,451
	1 Access Control Software & Databases	50,000.00 sf	0.853 /sf	42,654
	1 Access Control Hardware Devices	50,000.00 sf	0.483 /sf	24,157
	1 Intrusion Detection	50,000.00 sf	0.690 /sf	34,521
	1 Video Surveillance	50,000.00 sf	2.093 /sf	104,654
	Communications			393,556
320000	Exterior Improvements			
n	1 Earthwork/Curbs/ Asphalt/ Fence/ Gates	50,000.00 sf	31.714 /sf	1,585,686
n	1 Earthwork - Item 60 Wrought Iron Deduct	50,000.00 sf		(196,447)
n	1 Earthwork - Dog Park Deduct	50,000.00 sf		(44,756)
n	1 Earthwork - Walking Trail Deduct	50,000.00 sf		(153,237)
n	1 Earthwork - Water Fountain Deduct	50,000.00 sf		(58,206)
n	1 Earthwork - Additional Storm Bldg A	50,000.00 sf		
n	1 Earthwork - Additional Wheel Stops Bldg A	50,000.00 sf	0.258 /sf	12,912
n	1 Irrigation / Landscaping	50,000.00 sf	37.55 /sf	1,877,500
n	1 Irrigation / Landscaping - Dog Park Deduct	50,000.00 sf		(98,440)
n	1 Irrigation / Landscaping - Site Amenities Deduct	50,000.00 sf		(34,810)
n	1 Irrigation / Landscaping - Walking Trail Deduct	50,000.00 sf		(35,560)
n	1 Irrigation / Landscaping - Boulders Deduct	50,000.00 sf		(46,600)
n	1 Irrigation / Landscaping - Updated Landscape Drawing	50,000.00 sf		(509,995)
n	1 Irrigation / Landscaping - George Perry Street Trees	50,000.00 sf	1.98 /sf	99,000
	Exterior Improvements			2,397,047
1.0 - Base Bid				12,840,956
1.1 - Guard House				
030000	Concrete			
n	1 Concrete Foundation, Footings, and Tiltwalls	195.00 sf	103.805 /sf	20,242
	Concrete			20,242
040000	Masonry			
n	40 Exterior Walls (Franklin Mountain Stone Veneer)	195.00 sf	53.333 /sf	10,400
	Masonry			10,400
050000	Metals			

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
050000	Metals				
n	40 Structural Steel / Misc Steel	195.00 sf	40.636 /sf	7,924	
n	10 Structural / Misc Steel Erection	195.00 sf	94.359 /sf	18,400	
	Metals				26,324
060000	Woods & Plastics				
n	30 Counter Millwork in Guard House	195.00 sf	26.990 /sf	5,263	
	Woods & Plastics				5,263
070000	Thermal & Moisture				
n	1 Semi Rigid Joint Filler Epoxy Slab Control Joints/Construction Joints	195.00 sf	0.80 /sf	156	
n	80 Sidewalk Expansion Joints and Isolation Joint (Sidewalk/Building)	195.00 sf	0.80 /sf	156	
n	80 Joint Sealants both sides of Tilt-up panel joints	195.00 sf	0.80 /sf	156	
n	40 Mechanically Fastened .060 TPO / 2.2" Iso (R-25) / 20 year NDL Roof System	195.00 sf	6.80 /sf	1,326	
	Thermal & Moisture				1,794
080000	Openings				
n	10 Hollow Metal Doors and Frames/Wood Doors/ Door Hardware / Installation	195.00 sf	20.923 /sf	4,080	
n	1 Guard House Windows	195.00 sf	131.026 /sf	25,550	
	Openings				29,630
090000	Finishes				
n	1 Exterior / Interior Metal Stud Framing & Drywall	195.00 sf	19.487 /sf	3,800	
n	1 Insulation	195.00 sf	3.590 /sf	700	
n	1 Tape / Paint	195.00 sf	7.180 /sf	1,400	
n	5 Polished Concrete	195.00 sf	9.744 /sf	1,900	
	Finishes				7,800
100000	Specialties				
n	1 Entrance Signage/RR ADA Panel Slgn	195.00 sf	1.795 /sf	350	
n	35 Toilet Accessories	195.00 sf	16.703 /sf	3,257	
	Specialties				3,607
260000	Electrical				
	1 MEP & Special Systems - Guard House	195.00 sf	128.205 /sf	25,000	
	Electrical				25,000

1.1 - Guard House**130,060****5.0 - Alternate 4 (HVAC @ Bldg A Tenant Spaces)**

050000	Metals				
n	40 Rooftop Unit Reinforcing / Roof Patch	50,000.00 sf	1.20 /sf	60,000	
	Metals				60,000
220000	Plumbing				
n	1 Natural Gas & Condensate Lines	50,000.00 sf	3.295 /sf	164,774	

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	Plumbing			164,774
230000	Mechanical			
n	1 HVAC Equipment	50,000.00 sf	34.525 /sf	1,726,230
n	1 Ductwork	50,000.00 sf	18.653 /sf	932,657
n	1 Air Distribution	50,000.00 sf	1.968 /sf	98,379
	Mechanical			2,757,266
260000	Electrical			
n	1 Electrical for HVAC	50,000.00 sf	2.497 /sf	124,868
	Electrical			124,868
	5.0 - Alternate 4 (HVAC @ Bldg A Tenant Spaces)			3,106,908

8.0 - Earthwork / Sitework

320000	Exterior Improvements			
n	1 Sitework / Earthwork - Early Package	1.00 Isum	5,335,242.00 /Isum	5,335,242
n	1 Sitework / Earthwork - Early Package Deduct	1.00 Isum		(315,595)
n	1 Sitework / Earthwork - Early Package Add Back for no Building B	1.00 Isum	74,795.00 /Isum	74,795
n	1 Sitework / Earthwork - Early Package Deduct Building B	1.00 Isum		(2,440,454)
n	1 Sitework / Earthwork - Site Utilities - Water & Sanitary Sewer	1.00 Isum	616,409.00 /Isum	616,409
n	1 Sitework / Earthwork - Add Rough Grade Bldg B	1.00 Isum	264,106.00 /Isum	264,106
n	1 Sitework / Earthwork - Add Dust/Erosion Control Measures on Graded Area (Bldg B)	1.00 Isum	21,500.00 /Isum	21,500
n	1 Sitework / Earthwork - Deduct Chainlink @ Bldg A	1.00 Isum		(147,041)
n	1 Sitework / Earthwork - Add Chainlink to Enclose Site	1.00 Isum	253,573.00 /Isum	253,573
n	1 Sitework / Earthwork - Add Wrought Iron Bldg B/C Frontage	1.00 Isum	292,681.00 /Isum	292,681
n	10 Monument Signage	1.00 Isum	60,000.00 /Isum	60,000
	Exterior Improvements			4,015,216
	8.0 - Earthwork / Sitework			4,015,216

Estimate Totals

Description	Amount	Totals	Rate
Labor			
Material			
Subcontract	20,093,140		
Equipment			
Other			
	20,093,140	20,093,140	
Contingency	803,726		4.000 %
General Conditions	892,000		
	1,695,726	21,788,866	
MMA 100% Design	880,410		
MMA Contract Administration	389,000		
	1,269,410	23,058,276	
Umbrella / Gen. Liability	261,544		1.000 %
Builders Risk Insurance	65,386		0.250 %
Payroll Taxes and Insurance			42.000 %
	326,930	23,385,206	
P&P Bond	360,000		
	360,000	23,745,206	
Subcontractor Bond	280,000		
	280,000	24,025,206	
Fee	1,129,185		4.700 %
	1,129,185	25,154,391	
Contingency	1,000,000		
	1,000,000	26,154,391	
Total		26,154,391	523.088 /sf

Assumptions & Qualifications

Date: February 3, 2026

Project: Advanced Manufacturing District – Phase 1

Owner: City of El Paso

Architect: Mijares-Mora Architects

1) Scope Document

- a. This GMP for the Advanced Manufacturing District – Phase I has been developed from the attached List of Documents dated October 2025, revised Civil Sheet C600 dated 11/14/25, revised Landscape drwgs dated 1/6/26, revised Geotech report dated 8/15/25 and associated Project Memorandum dated 8/7/25 (**Exhibit A**). It represents an approximate 22 acre site for Advanced Manufacturing building A and rough grading only for Bldg. B.
- b. Refer to Scope Summary (**Exhibit B**).

2) Qualifications

- a. This Guaranteed Maximum Price (GMP) Proposal will be valid for 60 days from the date of this Proposal or April 3, 2026, after which JFC may revise or update the GMP.
- b. Notwithstanding anything to the contrary, these Clarifications, Assumptions, Qualifications and Exclusions take precedence over the Contract Documents including the Contract Agreement, General Conditions (Division 01 requirements issued by Architect), Drawings and Specifications.
- c. Earthwork materials to perform this scope shall be imported from the adjacent airport property identified in the “CLOMR” documents and also identified in the drawings as a “Borrow Pit” area.
- d. No Badging for construction personnel access at EPIA property has been accounted for.
- e. Proposal is based on current El Paso Water data for the surrounding area as of 9-2-2025 as it relates to fire suppression system requirements.
- f. Building material pricing is volatile and can change at any moment. Prices are subject to change until the time of order or shipment. Refer to the clarifications in the Contingency section of this document.
- g. The owner acknowledges JFC purchases insurance through an affiliated agency, ACIS, LLC and is also a member of an insurance captive.
- h. JFC has included the cost of a premium for Builders Risk Insurance only for the value of the work in this proposal. We have not included Builder’s Risk coverage for the value of the Owner’s existing property. In the event the Owner wishes us to provide Builder’s Risk Insurance Coverage for the value of the existing property, we reserve the right to revise our insurance premium costs for this coverage.

- i. The One Big Beautiful Bill that was recently passed by both the House and Senate will cut the current tax incentives for solar projects starting construction after 7/3/26, with the system needing to be operational by 12/31/27 to receive the full value of the credits.
- j. Infrastructure Contractors/Concrete Specialties are Jordan Foster entities that are being treated as a subcontractor for issues pertaining to related party transactions.
- k. Unreasonable delays in obtaining municipal permits from authorities having jurisdiction shall be excusable with relation to project schedule.
- l. This estimate is based upon the assumption that the turn-around on inspections by authorities having jurisdiction for code compliance will not be greater than 24 hours.
- m. All easements, right-of-way, and other access to areas of construction shall be provided by owner.
- n. JFC has accounted for a 10 working day turn-around on all Owner- review and approval of construction submittals. Increases in this duration could impact on the schedule and will delay the project in the event the item is on the project's critical path.
- o. JFC has based this cost estimate on being able to utilize equivalent products or manufacturers for all scopes of work with prior approval from the Architect. Single sources for materials or supplies are excluded and shall only be used for the "basis of design".
- p. The permanent fencing layout/location shall match the temporary construction fencing location per Owner. This GMP reflects this Owner directive provided on 2/3/26.
- q. Design-Build Contingency
 - i. May be used to increase line item amounts within the contract for correcting estimating errors, design coordination issues, unanticipated market conditions, and other unavoidable Design Builder errors or omissions.
 - ii. Shortfalls in the construction budget during the buyout and construction of the project.
 - iii. For execution of minor changes of work requested by municipality oversight. This does not include the correction of items that are shown in the contract documents but do not align with code requirements (design errors or omissions).
 - iv. For completing work within the Contract Documents that is unclear or conflicting but must be achieved to produce the intended results for a complete project. In an event of a discrepancy the Design Builder is not obligated to furnish/construct the most stringent or greatest value of work.
 - v. For costs caused by market, labor, pandemic, material or transportation conditions, labor disputes, abnormal weather or other causes which impacts the work.
 - vi. For additional resources necessary to recover lost time due to non-negligent construction management practices by the Design Builder. This could include but is not limited to abnormal weather, non-bonded subcontractor default, or Acts of God. The Design Builder shall obtain the Owner's prior written approval before moving forward with such overtime.
 - vii. All unused contingency at the end of the work for this package shall be returned back to the Owner.

The contingency shall not be used for the following:

- i. Correcting construction mistakes made by Design Builder, subcontractors or suppliers.
- ii. Warranty work.
- iii. Changing the amount of an approved allowance. Owner shall fund allowance over-runs.
- iv. Unforeseen, differing or changed site conditions.
- v. Lost, stolen or damaged tools, equipment or materials.
- vi. Overtime or other costs to recover lost time due to negligent mistakes or management by the Design Builder or subcontractors.
- vii. Owner initiated changes to contract scope of work resulting in an increase or enhancement to scope.
- viii. Owner provided materials, equipment or installations.
- ix. Inspections or material testing.

3) Exclusions

- a. Scope Items Deleted by Owner:
 - i. Dog Park
 - ii. Site Water Fountains (including associated U/G water lines)
 - iii. Walking Trails
 - iv. Generators & associated concrete slabs
 - v. U/G conduit for EV charging stations
 - vi. Site amenities
 - vii. Landscape boulders
- b. Sales Tax
- c. Tariffs or Escalations: JFC reserves the right to adjust contract pricing in the event of tariff increases or unforeseen material cost escalations.
- d. Utility Connection Fees
- e. Meter/Impact Fees
- f. Water Meter Vault
- g. Gas Yard Line
- h. Telephone Data Wiring
- i. Building Permit
- j. Material Testing
- k. Unforeseen Conditions
- l. Termite Protection

- m. Artwork Accessories
- n. Office Equipment
- o. Janitorial Equipment and Supplies
- p. Multifunctional Copiers
- q. Counter Mounted Printers
- r. Computers
- s. Telephones
- t. CATV System
- u. Servers
- v. Vending Machines
- w. Fire Extinguishers in Warehouses
- x. Guard rails (Not specified)
- y. Large Missile impact and wind-borne debris testing and construction
- z. Window Tinting, Window Film
- aa. Distribution Piping to the Compressor
- bb. Domestic Water Booster Pump
- cc. Soft Water Systems
- dd. EPECo Charges
- ee. EPECo Primary Conduits & Vaults
- ff. EPECo Transformer
- gg. Retaining Wall(s)
- hh. Damage to unmarked utilities
- ii. Water Storage Tank
- jj. Off Site Import of soils

4) Key Personnel

- a. Executive Vice President – Ashok Kamath
- b. Preconstruction Services Manager – Victor Dominguez
- c. Sr. Project Manager – Roman Marquez
- d. Superintendent – Larry Diaz
- e. Project Engineer – Ashley Fierro
- f. Administrative Assistant – Monica Grijalva

5) Key Contractors

We intend to utilize “Best Value” Qualified Trade Contractor using a public solicitation process identified as follows:

Contractor Procurement:

JFC will procure the trade partners in accordance with terms of the Owner Contract and will seek public bids. Bid solicitations will be published in local publications and bidders will be scored on a “Best Value” ranking matrix. The qualifications of the bidders will be used to determine the successful outcome of the award. Criteria used to determine the “Best Value” shall include the following: Experience & Qualifications to perform this Scope; Past Performance and Relationship; Safety & Loss Prevention Record; Ability to meet the Project Schedule and Price Proposal.

Negotiations shall be conducted with the bidders determined to be to the “best value” selection. If negotiations do not result in a successful execution of a contract, then JFC shall enter into negotiations with the next “best value” selection from the list of Bidders.

6) Schedule

- a. Substantial Completion: May 27, 2027 for Base Bid and Alternate #1 only (***Exhibit C***)

Exhibit A - List of Documents
Advanced Manufacturing District - Phase I

Sheet No.	Sheet Name	Date	Rev Date
Specifications		October 2025	
Division 00	General Requirements		
095000	Geotech Data		
	Geotech Report		
Division 01	General Requirements		
011000	Summary		
012300	Alternates		
012500	Substitution Procedures		
012600	Contract Modification Procedures		
012900	Payment Procedures		
013100	Project Management and Coordination		
013200	Construction Progress Documentation		
013300	Submittal Procedures		
015000	Temporary Facilities and Controls		
015723	Temporary Stormwater Pollution Control		
016000	Product Requirements		
017300	Execution		
017329	Cutting and Patching		
017700	Closeout Procedures		
017823	Operation and Maintenance Data		
017839	Project Record Documents		
017900	Demonstration and Training		
Division 02	Existing Conditions		
024113	Selective Site Demolition		
Division 03	Concrete		
033000	Concrete Work		
033010	Cast in Place Concrete (Sitework)		
033543	Polished Concrete		
034700	Tilt-Up Concrete Construction		
Division 04	Masonry		
044000	Rock Masonry Work		
Division 05	Metals		
051200	Structural Steel		
052100	Stell Joists & Joist Girders		
053000	Steel Deck		
054000	Cold Form Metal Framing		
055000	Metal Fabrications		
055130	Vertical Aluminum Ladders		
Division 06	Wood, Plastics and Composites		
061000	Rough Carpentry		
064113	Wood Veneer-Faced Architectural Cabinets		
064116	Plastic-Laminate-Clad Architectural Cabinets		
Division 07	Thermal and Moisture Protection		
074213.23	Metal Composite Material Wall Panels		
075423	ThermoPlastic Polyolefin (TPO) Roofing		
077100	Roof Specialties		
078443	Joint Firestopping		
078446	Fire-Resistive Joint Systems		
079200	Joint Sealants		

Sheet No.	Sheet Name	Date	Rev Date
079219	Acoustical Joint Sealants		
Division 08	Openings		
081113	Hollow Metal Doors and Frames		
01416	Flush Wood Doors		
084113	Aluminum-Framed Entrances and Storefronts		
084523	Fiberglass-Sandwich-Panel Assemblies		
088000	Glazing		
Division 09	Finishes		
092216	Non-Structural Metal Framing		
092900	Gypsum Board		
093013	Ceramic Tiling		
095113	Acoustical Panel Ceilings		
095426	Suspended Wood Ceilings		
096513	Resilient Base and Accessories		
096519	Resilient Tile Flooring		
096813	Tile Carpeting		
098426	Wood-Veneered Wall Panels		
099113	Exterior Painting		
099123	Interior Painting		
099653	Elastomeric Coatings		
Division 10	Specialties		
101100	Visual Display Units		
101419	Dimensional Letter Signage		
101423	Panel Signage		
102113.14	Stainless Steel Toilet Compartments		
102239	Folding Panel Partition		
102600	Wall Protection		
102800	Toilet and Custodial Accessories		
104413	Fire Protection Cabinets		
104416	Fire Extinguishers		
Division 11	Equipment		
111316	Loading Dock Seals and Shelters		
111319	Stationary Loading Dock Equipment		
113013	Residential Appliances		
115213	Projection Screens		
Division 12	Furnishings		
122413	Roller Window Shades		
123661.19	Quartz Agglomerate Countertops		
Division 21	Fire Suppression		
210500	Common Work Requirements for Fire Suppression Common Motor Requirements for Fire Suppression		
210513	Equipment		
210516	Expansion Fittings and Loops for Fire Suppression Piping		
211313	Wet Pipe Sprinkler Systems		
213000	Skid Mounted Fire Pumps		
Division 22	Plumbing		
220500	Common Work Requirements for Plumbing		
220503	Pipes and Tubes for Plumbing Piping and Equipment		
220513	Common Motor Requirements for Plumbing Equipment		
220516	Expansion Fittings and Loops for Plumbing Piping		
220523	General Duty Valves for Plumbing Piping		
220529	Hangers and Supports for Plumbing Piping and Equipment Vibration and Seismic Controls for Plumbing Piping and		
220548	Equipment		

Sheet No.	Sheet Name	Date	Rev Date
220553	Identification for Plumbing Piping and Equipment		
220700	Piping Insulation		
221100	Facility Water Distribution		
221300	Facility Sanitary Sewerage		
221400	Facility Storm Drainage		
221500	General Service Compressed Air Systems		
223400	Fuel Fired Domestic Water Heaters and Boilers		
224000	Plumbing Fixtures		
Division 23	Plumbing		
230500	Common Work Requirements for HVAC		
230502	Trenching and Backfilling		
230503	Pipes and Tubes for HVAC Piping and Equipment		
230513	Common Motor Requirements for HVAC Equipment		
230516	Expansion Fittings and Loops for HVAC Piping		
230523	General Duty Valves for HVAC Piping		
230529	Hangers and Supports for HVAC Piping and Equipment		
230548	Vibration and Seismic Controls for HVAC Piping and Equipment		
230553	Identification for HVAC Piping and Equipment		
230593	Testing Adjusting and Balancing for HVAC		
233700	HVAC Insulation		
230900	Instrumentation and Control for HVAC		
230923	Energy Management and Control System		
231123	Facility Natural Gas		
232116	Hydronic Piping Specialties		
232123	Hydronic Pumps		
232500	HVAC Water Treatment		
233100	HVAC Ducts and Casings		
233300	Air Duct Accessories		
233400	HVAC Fans		
233600	Air Terminal Units		
233700	Air Outlets and Inlets		
234000	HVAC Air Cleaning Devices		
235100	Breeching Chimneys and Stacks		
235234	Finned Water Tube Boilers		
236411	Package Water chillers		
237413	Packaged Outdoor Central Station Air Handling Units		
238106	Packaged Rooftop Air Conditioning Units-Medium Capacity		
238109	Packaged Rooftop Air Conditioning Units-Large Capacity		
238126	Split System Air Conditioners		
238200	Convection Heating and Cooling Units		
Division 26	Electrical		
260010	Basic Electrical Requirements		
260519	Low Voltage Electrical Power Conductors and Cables		
260526	Grounding and Bonding for Electrical Systems		
260529	Hangers and Supports for Electrical Systems		
260533	Raceways and Boxes for Electrical Systems		
260543	Underground Ducts and Raceways for Electrical Systems		
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling		
260548.16	Seismic Controls for Electrical Systems		
260553	Identification for Electrical Systems		
260573	Power System Studies		
260800	Commissioning of Electrical Systems		

Sheet No.	Sheet Name	Date	Rev Date
260923	Lighting Control devices		
260943.23	Relay Based Lighting Control devices		
262213	Low-Voltage Distribution Transformers		
262413	Switchboards		
262416	Panelboards		
262726	Wiring Devices		
262816	Enclosed Switches and Circuit Breakers		
263213.13	Diesel-Engine Driven Generator Sets		
263600	Transfer Switches		
264113	Lightning Protection for Structures		
264313	Surge Protection for Low-Voltage Electrical Power Circuits		
265119	LED Interior Lighting		
265213	Emergency and Exit Lighting		
265613	Light Poles and Standards		
265619	LED Exterior Lighting		
Division 27	Communications and Audio-Visual		
270526	Grounding and Bonding for Communications Systems		
270528	Pathways for Communication Systems		
270536	Cable Trays for Communication Systems		
271100	Communications Equipment Room Fittings		
271300	Communications Backbone Cabling		
271500	Communications Horizontal Cabling		
Division 28	Electronics Safety and Security		
281300	Access Control Software and Database Management		
281500	Access Control Hardware Devices		
282000	Video Surveillance		
283100	Intrusion Detection		
284621.11	Addressable Fire Alarm Systems		
Division 31	Earthwork		
311100	Site Clearing		
312213	Site Rough Grading		
312313	Sub Grade Preparation		
312316	Excavating		
312323	Soil Materials		
312323.13	Backfilling		
Division 32	Exterior Improvements		
321123	Crushed Aggregate Base Course		
321216	Asphaltic Concrete Paving		
323113	Temporary Chain-link Fences and Gates		
323119	Decorative Metal Fences and Gates		
328400	Landscape Irrigation System		
329300	Planting		
Division 33	Utilities		
331116	Site Water Utility Distribution Piping		
333100	Sanitary Utility Sewerage Piping		
335100	Site Natural Gas Distribution		
336100	Hydronic Energy Distribution		

Sheet No.	Sheet Name	Date	Rev Date
Drawings Cover			
	Cover	10/2025	
	Index		
Civil			
C100	GENERAL NOTES		
C200	EXISTING CONDITIONS		
C300	DEMOLITION PLAN		
C400	SITE STRUCTURES PLAN (1 OF 4)		
C401	SITE STRUCTURES PLAN (2 OF 4)		
C402	SITE STRUCTURES PLAN (3 OF 4)		
C403	SITE STRUCTURES PLAN (4 OF 4)		
C500	EXISTING DRAINAGE PLAN		
C501	MASTER DRAINAGE PLAN (1 OF 2)		
C502	MASTER DRAINAGE PLAN (2 OF 2)		
C600	MASTER GRADING PLAN		11/14/2025
C800	TYPICAL DETAILS (1 OF 2)		
C801	TYPICAL DETAILS (2 OF 2)		
C802	STORM DETAILS (1 OF 2)		
C803	STORM DETAILS (2 OF 2)		
C900	STORMWATER POLLUTION PREVENTION PLAN		
Landscape			
LG-001	GENERAL NOTES		
LG-002	GENERAL NOTES		
LP-100	OVERALL LANDSCAPE PLAN		1/6/2026
LP-100.1B	OVERALL LANDSCAPE PLAN - Base Bid		1/6/2026
LP-100.2	OVERALL LANDSCAPE PLAN - Base Bid + Alt 1		1/6/2026
LP-100.3	OVERALL LANDSCAPE PLAN - Base Bid + Alt 1 & Alt 2		1/6/2026
LP-100.4	OVERALL LANDSCAPE PLAN - Base Bid + Alt 1, Alt 2 & Alt 3		1/6/2026
LP-101	LANDSCAPE PLAN BASE BID		
LP-102	LANDSCAPE PLAN BASE BID		
LP-103	LANDSCAPE PLAN BASE BID		
LP-104	LANDSCAPE PLAN BASE BID		
LP-105	LANDSCAPE PLAN BASE BID		
LP-106	LANDSCAPE PLAN BASE BID		
LP-107	LANDSCAPE PLAN ALTERNATE 1		
LP-108	LANDSCAPE PLAN ALTERNATE 2		
LP-109	LANDSCAPE PLAN ALTERNATE 2		
LP-110	LANDSCAPE PLAN ALTERNATE 3		
LP-111	LANDSCAPE PLAN ALTERNATE 3		
LP-112	LANDSCAPE SCHEDULES		
LI-100	OVERALL IRRIGATION PLAN		
LI-101	IRRIGATION PLAN BASE BID		
LI-102	IRRIGATION PLAN BASE BID		
LI-103	IRRIGATION PLAN BASE BID		
LI-104	IRRIGATION PLAN BASE BID		
LI-105	IRRIGATION PLAN BASE BID		
LI-106	IRRIGATION PLAN BASE BID		
LI-107	IRRIGATION PLAN ALTERNATE 1		
LI-108	IRRIGATION PLAN ALTERNATE 2		
LI-109	IRRIGATION PLAN ALTERNATE 2		
LI-110	IRRIGATION PLAN ALTERNATE 3		
LI-111	IRRIGATION PLAN ALTERNATE 3		
LP-501	LANDSCAPE DETAILS		

Sheet No.	Sheet Name	Date	Rev Date
LI-501	IRRIGATION DETAILS		
Architectural			
AD.1	PROJECT CODE DATA		
AD.2	PROJECT CODE DATA		
A101	SITE PLAN - BASE BID AND ALTERNATE #1		
A104	SITE PLAN - ENLARGED PLANS		
A105	SITE PLAN - ENLARGED PLANS		
A106	SITE PLAN - ENLARGED PLANS		
A107	SITE PLAN DETAILS		
A201	OVERALL FLOOR PLAN - BUILDING A		
A202	OVERALL FLOOR PLAN - BUILDING B - ALTERNATES		
A203	FLOOR PLAN - BUILDING A AREA A		
A204	FLOOR PLAN - BUILDING A AREA B		
A206	FLOOR PLAN BUILDING B AREA A- ALT. NO. 1		
A207	FLOOR PLAN BUILDING B AREA B & C- ALT. NO. 1		
A213	FLOOR PLAN - BUILDING B & C AREA A		
A214	FLOOR PLAN - BUILDING B & C AREA B		
A215	FLOOR PLAN - BUILDING B & C AREA C		
A216	FLOOR PLAN - BUILDING B & C AREA D		
A217	FLOOR PLAN & ELEVATIONS - GUARDHOUSE		
A226	DOOR SCHEDULE - BUILDING "A"		
A227	DOOR SCHEDULE - BUILDING "B" & "C"		
A228	DOOR DETAILS		
A228.1	DOOR DETAILS		
A229	FINISH SCHEDULES		
A230	WINDOW TYPES		
A231	WINDOW TYPES - ALT. NO. 5		
A232	WINDOW DETAILS		
A233	EXTERIOR PARTITION TYPES		
A234	INTERIOR PARTITION TYPES		
A241	ENLARGED PLANS		
A303	REFLECTED CEILING PLAN - BUILDING A AREA A		
A304	REFLECTED CEILING PLAN - BUILDING A AREA B		
A401	OVERALL ROOF PLAN - BUILDING A		
A402	OVERALL ROOF PLAN - BUILDING B - ALTERNATES		
A403	ROOF PLAN - BUILDING A AREA A		
A404	ROOF PLAN - BUILDING A AREA B		
A413	ROOF PLAN - BUILDING B & C AREA A		
A414	ROOF PLAN - BUILDING B & C AREA B		
A415	ROOF PLAN - BUILDING B & C AREA C		
A416	ROOF PLAN - BUILDING B & C AREA D		
A501	OVERALL EXTERIOR ELEVATIONS - BUILDING "A"		
A502	OVERALL EXTERIOR ELEVATIONS - BUILDING "B & C" - ALT. NO. 1, 2 & 3		
A503	ENLARGED EXTERIOR ELEVATIONS - BUILDING "B & C"		
A504	ENLARGED EXTERIOR ELEVATIONS - BUILDING "B & C"		
A505	EXTERIOR ELEVATIONS DETAILS		
A506	EXTERIOR ELEVATIONS DETAILS		
A510	BUILDING SECTIONS - BUILDING "A"		
A511	BUILDING SECTIONS - BUILDING "B" ALTERNATES		
A601	WALL SECTIONS - BUILDING A		
A602	WALL SECTIONS - BUILDING A		
A603	WALL SECTIONS - BUILDING A		

Sheet No.	Sheet Name	Date	Rev Date
A604	WALL SECTIONS - BUILDING B & C		
A605	WALL SECTIONS 2 - BUILDING B & C		
A612	SECTION DETAILS - BUILDING A		
A701	INTERIOR ELEVATIONS - BUILDING "A"		
A702	INTERIOR ELEVATIONS - RESTROOMS "A"		
A704	MILLWORK DETAILS		
A801	FINISH PLAN - BUILDING A AREA A		
Structural			
S100	GENERAL STRUCTURAL NOTES		
S101	OVERALL SITE PLAN - BASE BID & ALTERNATE #1		
S102	OVERALL SITE PLAN - BASE BID, ALTERNATE #2 AND ALTERNATE #3		
S103	TYPICAL FOUNDATION DETAILS		
S104	TYPICAL FRAMING DETAILS		
S200	BUILDING "A" STRUCTURAL PLANS - BASE BID		
S201	ENLARGED OFFICE FOUNDATION PLAN - BASE BID		
S202	BUILDING "A" ENLARGED OFFICE LOW ROOF FRAMING PLAN - BASE BID		
S203	BUILDING "A" ENLARGED OFFICE HIGH ROOF FRAMING PLAN - BASE BID		
S204	BUILDG. "B" STRUCTURAL PLANS ALT. NO 1		
S205	BUILDG. "B" STRUCTURAL PLANS ALT. NO 2 & BLDG. "C" STRUCTURAL PLANS ALT. NO 3		
S206	GUARD HOUSE PLANS		
S300	BUILDING "A" WALL PANEL ELEVATIONS - BASE BID		
S301	BUILDING "A" WALL PANEL ELEVATIONS - BASE BID		
S302	BUILDING "A" WALL PANEL ELEVATIONS - BASE BID		
S303	BUILDING "B" WALL PANEL ELEVATIONS - ALTERNATE #1		
S304	BUILDING "B" WALL PANEL ELEVATIONS - ALTERNATE #1		
S305	BUILDING "B" & "C" WALL PANEL ELEVATIONS - ALTERNATE #2 & #3		
S306	BUILDING "B" & "C" WALL PANEL ELEVATIONS - ALTERNATE #2 & #3		
S307	BUILDING "B" & "C" WALL PANEL ELEVATIONS - ALTERNATE #2 & #3		
S308	WALL PANEL DETAILS		
S400	FOUNDATION DETAILS		
S500	ROOF FRAMING DETAILS		
S501	ROOF FRAMING DETAILS		
S502	ROOF FRAMING DETAILS		
S503	ROOF FRAMING DETAILS		
S506	ROOF FRAMING DETAILS		
Mechanical			
M000	MECHANICAL SYMBOLS AND ABBREVIATIONS		
M001	MECHANICAL SYMBOLS AND ABBREVIATIONS		
M002	MECHANICAL SYMBOLS AND ABBREVIATIONS		
M003	MECHANICAL SYMBOLS AND ABBREVIATIONS		
M004	MECHANICAL SYMBOLS AND ABBREVIATIONS		
M101	MECHANICAL ENLARGED FLOOR PLAN - BUILDING "A" BASE BID		
M102	MECHANICAL FLOOR PLAN - BUILDING "A" BASE BID		
M103	MECHANICAL FLOOR PLAN - BUILDING "A" ALTERNATE #4		
M104	MECHANICAL FLOOR PLAN - BUILDING "A" ALTERNATE #1		
M105	MECHANICAL FLOOR PLAN - BUILDING "A" ALTERNATE #2		
M106	MECHANICAL FLOOR PLAN - BUILDING "C" ALTERNATE #3		

Sheet No.	Sheet Name	Date	Rev Date
M301	MECHANICAL ROOF PLAN - BUILDING "A" BASE BID & ALTERNATE #4		
M302	MECHANICAL ROOF PLAN - BUILDING "B" ALTERNATE #2		
M303	MECHANICAL ROOF PLAN - BUILDING "C" ALTERNATE #3		
Plumbing			
P000	PLUMBING SYMBOLS AND ABBREVIATIONS		
P001	PLUMBING SCHEDULES		
P101	PLUMBING UNDERGROUND PLAN - BUILDING "A" BASE BID		
P102	PLUMBING ENLARGED UNDERGROUND PLAN - BUILDING "A" BASE BID		
P103	PLUMBING UNDERGROUND PLAN - BUILDING "B" ALTERNATE #1		
P104	PLUMBING UNDERGROUND PLAN - BUILDING "B" ALTERNATE #2		
P105	PLUMBING UNDERGROUND PLAN - BUILDING "C" ALTERNATE #3		
P201	PLUMBING FLOOR PLAN - BUILDING "A" BASE BID		
P202	PLUMBING ENLARGED FLOOR PLAN - BUILDING "A" BASE BID		
P203	PLUMBING FLOOR PLAN - BUILDING "B" ALTERNATE #1		
P204	PLUMBING FLOOR PLAN - BUILDING "B" ALTERNATE #2		
P205	PLUMBING FLOOR PLAN - BUILDING "C" ALTERNATE #3		
P301	PLUMBING FLOOR PLAN - BUILDING "A" ALTERNATE #4		
Electrical			
E001	ELECTRICAL SYMBOL LEGEND		
E002	ELECTRICAL GENERAL NOTES		
E102	ELECTRICAL SITE PLAN		
E103	BUILDING A - ENLARGED ELECTRICAL EQUIPMENT YARD		
E104	BUILDING "A" - ELECTRICAL EQUIPMENT ELEVATIONS		
E105	BUILDING B - ENLARGED ELECTRICAL EQUIPMENT YARD		
E106	BUILDING "B" - ELECTRICAL EQUIPMENT ELEVATIONS		
E107	BUILDING C - ENLARGED ELECTRICAL EQUIPMENT YARD		
E108	BUILDING "C" - ELECTRICAL EQUIPMENT ELEVATIONS		
E109	BUILDING "A" - SOLAR PANEL PLAN - ALT. NO 6		
E110	BUILDING "B" AND "C" - SOLAR PANEL ROOF PLAN - ALT. NO 6		
E201	BUILDING "A" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA A - BASE BID		
E202	BUILDING "A" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA A - BASE BID		
E203	BUILDING "B" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA A - ALT. NO 2		
E204	AREA B - ALT. NO 2		
E205	BUILDING "B" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA B - ALT. NO 1		
E206	BUILDING "B" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA C - ALT. NO 1		
E207	BUILDING "B" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA D - ALT. NO 1		
E208	BUILDING "C" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA A - ALT. NO 3		
E209	AREA B - ALT. NO 3		
E210	BUILDING "C" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA C - ALT. NO 3		
E211	BUILDING "C" - LIGHTING AND SPECIAL SYSTEMS PLAN - AREA D - ALT. NO 3		
E301	BUILDING "A" - POWER AND DATA PLAN - AREA A - BASE BID		

Sheet No.	Sheet Name	Date	Rev Date
E302	BUILDING "A" - POWER AND DATA PLAN - AREA B - BASE BID		
E303	BUILDING "B" - POWER AND DATA PLAN - AREA A - ALT. NO 2		
E304	BUILDING "B" - POWER AND DATA PLAN - AREA B - ALT. NO 2		
E305	BUILDING "B" - POWER AND DATA PLAN - AREA B - ALT. NO 1		
E306	BUILDING "B" - POWER AND DATA PLAN - AREA C - ALT. NO 1		
E307	BUILDING "B" - POWER AND DATA PLAN - AREA D - ALT. NO 1		
E308	BUILDING "C" - POWER AND DATA PLAN - AREA A - ALT. NO 3		
E309	BUILDING "C" - POWER AND DATA PLAN - AREA B - ALT. NO 3		
E310	BUILDING "C" - POWER AND DATA PLAN - AREA C - ALT. NO 3		
E311	BUILDING "C" - POWER AND DATA PLAN - AREA D - ALT. NO 3		
E312	BUILDING "A" AND "B/C" - ENLARGED ELECTRICAL PLANS BUILDING "B/C" - ENLARGED FIRE PUMP /RISER ELECTRICAL PLANS		
E313			
E314	GUARDHOUSE - ELECTRICAL PLANS - BASE BID		
E401	BUILDING "A" - HVAC POWER FLOOR PLAN - AREA A - BASE BID		
E402	BUILDING "A" - HVAC POWER FLOOR PLAN - AREA B - BASE BID		
E403	BUILDING "A" - HVAC POWER ROOF PLAN - ALT. NO 4		
E404	BUILDING "B" - HVAC POWER FLOOR PLAN - ALT. NO 1 AND ALT. NO 2		
E405	BUILDING "C" - HVAC POWER FLOOR PLAN - ALT. NO 3		
E501	BUILDING A - ELECTRICAL ONE-LINE DIAGRAM		
E502	BUILDING B - ELECTRICAL ONE-LINE DIAGRAM		
E503	BUILDING B - ELECTRICAL ONE-LINE DIAGRAM		
E504	BUILDING C - ELECTRICAL ONE-LINE DIAGRAM		
E505	BUILDING C - ELECTRICAL ONE-LINE DIAGRAM		
E506	ELECTRICAL SPECIAL SYSTEM RISER DIAGRAM - BUILDING A		
E507	ELECTRICAL SPECIAL SYSTEM RISER DIAGRAM - BUILDING B & C		
E601	ELECTRICAL DETAILS		
E602	ELECTRICAL DETAILS		
E604	ELECTRICAL SCHEDULES		
E701	ELECTRICAL SCHEDULES		
E802	ELECTRICAL SCHEDULES		
E703	ELECTRICAL SCHEDULES		
E704	ELECTRICAL SCHEDULES		
E705	ELECTRICAL SCHEDULES		
E706	ELECTRICAL SCHEDULES		
E707	ELECTRICAL SCHEDULES		
E708	ELECTRICAL SCHEDULES		
E709	ELECTRICAL SCHEDULES		
E710	ELECTRICAL SCHEDULES		
E711	ELECTRICAL SCHEDULES		
E712	ELECTRICAL SCHEDULES		
E801	ELECTRICAL ROADWAY DETAILS		
E802	ELECTRICAL ROADWAY DETAILS		
E803	ELECTRICAL ROADWAY DETAILS		
E804	ELECTRICAL ROADWAY DETAILS		

Sheet No.	Sheet Name	Date	Rev Date
E805	ELECTRICAL ROADWAY DETAILS		
E806	ELECTRICAL ROADWAY DETAILS		
E807	ELECTRICAL ROADWAY DETAILS		
E808	ELECTRICAL ROADWAY DETAILS		
E809	ELECTRICAL ROADWAY DETAILS		
E810	ELECTRICAL ROADWAY DETAILS		
E811	ELECTRICAL ROADWAY DETAILS		
E812	ELECTRICAL ROADWAY DETAILS		
E813	ELECTRICAL ROADWAY DETAILS		
E814	ELECTRICAL ROADWAY DETAILS		
E901	FULL CUT OFF SITE LIGHTS		

Exhibit B

Scope Summary

Date: February 3, 2026

Project: Advanced Manufacturing District

Owner: City of El Paso

Architect: Mijares-Mora Architects

This Guaranteed Maximum Price (GMP) proposal encompasses a revised scope of work for the Advanced Manufacturing District project consisting of site development and construction of one concrete tilt-up building (Building A – Base Bid) totaling approximately 50,000 square feet in addition to HVAC for this building (Alternate #4).

Clearing, Grubbing, and Earthwork

- Perform clearing and grubbing of the designated project area, including removal of vegetation, debris, and unsuitable materials.
- Complete mass grading operations to achieve the required subgrade elevations, establish proper site drainage, and prepare building pads and paving areas. All fill material will be sourced from an on-site borrow pit; no import fill is included in this scope.
- Conduct cut and fill operations in accordance with geotechnical recommendations and compaction requirements.

Underground Utilities

- Furnish and install storm drainage systems including piping, inlets, manholes, and related structures to manage on-site stormwater runoff.
- Provide and install domestic water service and fire water distribution systems, including mains, service lines, valves, and hydrants.
- Install electrical and telecommunication duct banks, conduits, and structures to serve building requirements.
- All underground utility installations will be coordinated with local jurisdictions and utility providers.

Paving and Hardscape

- Construct concrete paving, asphalt paving, and associated driveways, including subgrade preparation, and base course.
- Install concrete curbs and gutters in coordination with paving.
- Install concrete flumes to manage surface drainage across paved areas.

- Furnish and install concrete-filled bollards at designated locations.
- Provide exterior joint sealants for paving as specified to ensure durability and weather protection.

Site Specialties

- Install site specialties including, but not limited to: wheel stops, striping, and pavement markings for vehicular and pedestrian traffic management.
- Apply final site striping in compliance with project layout.

Building Structure

- Concrete tilt-up shell structure with steel columns, open web steel joists, and a metal roof deck system.
- The roof assembly consists of fully adhered single-ply TPO membrane over rigid insulation.

Building Envelope

- Aluminum storefront glazing systems and exterior architectural steel canopies at designated entries.
- The exterior finishes are consistent across the site, providing a cohesive campus appearance.

Interior Improvements

- Finished office area with painted gypsum board walls, suspended acoustical ceilings, millwork, and a variety of floor finishes.

Site Structures and Fencing

- A guard shack is provided at the main entry, complete with gate arms and a rolling steel gate for controlled access.
- The site perimeter is secured with a combination of steel and chain linked fence system.

Landscaping and Irrigation

- Landscaping and irrigation systems are included throughout the site in accordance with city code and design guidelines.
- The scope also includes landscape enhancements around the buildings and common areas.

Site Amenities (N/A)

- Site amenities have been deleted from the scope by Owner.

Activity Name	Original Duration	Activity % Complete	Start	Finish	Gantt Chart																																											
					3, 2024					Qtr 4, 2024			Q			Qtr 2, 2025			Qtr 3, 2025			Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027			Qtr 2, 2027			Qtr 3, 2027			4, 2027		
					A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N				
Advanced Manufacturing District - Bldg A	690		08-Aug-24 A	27-May-27																																												
Preconstruction & Design Phase	425		08-Aug-24 A	01-May-26																																												
Project Administration	280		08-Aug-24 A	21-Feb-25 A																																												
Submit RFP	0	100%	08-Aug-24 A		◆ Submit RFP																																											
Owner/DB Contract Execution	120	100%	09-Aug-24 A	22-Jan-25 A	■ Owner/DB Contract Execution																																											
Contract Executed	0	100%		22-Jan-25 A	◆ Contract Executed																																											
Owner Issues NTP	0	100%	21-Feb-25 A		◆ Owner Issues NTP																																											
Document Development	237		05-Mar-25 A	01-May-26																																												
Early Start Fencing & Signs Package (Design Not Req'd)	0																																															
Early Start Grading/Utilities Package	198		05-Mar-25 A	05-Mar-26																																												
Survey Field Work	20	100%	05-Mar-25 A	31-Mar-25 A	■ Survey Field Work																																											
Receive Owner Approval of Site Plan	0	100%	02-Jun-25 A		◆ Receive Owner Approval of Site Plan																																											
Generate Early Start Grading/Utilities Package Docs.	44	100%	03-Jun-25 A	15-Aug-25 A	■ Generate Early Start Grading/Utilities...																																											
Start Early Start Grading/Utilities Package Docs.	0	100%	03-Jun-25 A		◆ Start Early Start Grading/Utilities Pa...																																											
Utility Coordination Mtgs. (Elect/Gas/Water/Sewer)	15	100%	04-Jun-25 A	31-Jul-25 A	■ Utility Coordination Mtgs. (Elect/Gas/...																																											
Start Geotech Scope	0	100%	16-Jun-25 A		◆ Start Geotech Scope																																											
Geotech Field Work & Generation of Report	21	100%	16-Jun-25 A	11-Jul-25 A	■ Geotech Field Work & Generation of Rep...																																											
Owner Review/Approve Early Grading/Utilities Package	10	100%	15-Aug-25 A	25-Aug-25 A	■ Owner Review/Approve Early Grading/Ut...																																											
Complete Early Start Grading/Utilities Package Docs.	0	100%		25-Aug-25 A	◆ Complete Early Start Grading/Utilities...																																											
Permitting (Regulatory Agency Review) - Early Grading/Utilities Package	20	0%	23-Jan-26	19-Feb-26	■ Permitting (Regulatory Agency Review) ...																																											
Permitting - 2nd Submittal - Early Grading/Utilities Package	10	0%	20-Feb-26	05-Mar-26	■ Permitting - 2nd Submittal - Early Gra...																																											
Receive Permit - Early Grading/Utilities Package	0	0%		05-Mar-26	◆ Receive Permit - Early Grading/Utiliti...																																											
Building Package	237		05-Mar-25 A	01-May-26																																												
Schematic Design	53		05-Mar-25 A	02-Jun-25 A																																												
Design Kick-Off/Validate Program	10	100%	05-Mar-25 A	24-Mar-25 A	■ Design Kick-Off/Validate Program																																											
Generate Schematic Design Docs./Programming	40	100%	10-Mar-25 A	05-May-25 A	■ Generate Schematic Design Docs./Progra...																																											
Owner Review/Approve Schematic Design	10	100%	05-May-25 A	02-Jun-25 A	■ Owner Review/Approve Schematic Design																																											
Complete Schematic Design Docs./Programming	0	100%		02-Jun-25 A	◆ Complete Schematic Design Docs./Progra...																																											
30% CD's	116		03-Jun-25 A	23-Jan-26																																												
Generate 30% Construction Docs.	19	100%	03-Jun-25 A	17-Jun-25 A	■ Generate 30% Construction Docs.																																											
Complete 30% Construction Docs.	0	100%		17-Jun-25 A	◆ Complete 30% Construction Docs.																																											
Owner Review/Approve 30% Construction Docs.	10	100%	18-Jun-25 A	21-Jul-25 A	■ Owner Review/Approve 30% Construction ...																																											
Generate 30% CD Estimate	15	100%	18-Jun-25 A	09-Jul-25 A	■ Generate 30% CD Estimate																																											
Submit 30% CD Cost Estimate	0	100%		09-Jul-25 A	◆ Submit 30% CD Cost Estimate																																											
Community Feedback Townhall (Public Outreach at 30% CD's)	1	0%	23-Jan-26	23-Jan-26	Community Feedback Townhall (Public Ou...																																											
60% CD's	116		18-Jun-25 A	23-Jan-26																																												
Generate 60% Construction Docs.	63	100%	18-Jun-25 A	06-Oct-25 A	■ Generate 60% Construction Docs.																																											
Owner Review/Approve 60% Construction Docs.	10	100%	06-Oct-25 A	27-Oct-25 A	■ Owner Review/Approve 60% Construction ...																																											
Complete 60% Construction Docs.	0	100%		21-Oct-25 A	◆ Complete 60% Construction Docs.																																											
Community Feedback Townhall (Public Outreach at 60% CD's)	1	0%	23-Jan-26	23-Jan-26	Community Feedback Townhall (Public Ou...																																											
100% CD's	52		17-Feb-26	01-May-26																																												
Generate 100% Construction Documents	22	0%	17-Feb-26	19-Mar-26	■ Generate 100% Construction Documents																																											
Permitting (Regulatory Agency Review)	20	0%	19-Mar-26	17-Apr-26	■ Permitting (Regulatory Agency Review)																																											
Complete 100% Construction Documents	0	0%		19-Mar-26	◆ Complete 100% Construction Documents																																											
Permitting - 2nd Submittal - Building Package	10	0%	17-Apr-26	01-May-26	■ Permitting - 2nd Submittal - Building...																																											
Receive Permit - Building Package	0	0%		01-May-26	◆ Receive Permit - Building Package																																											
Guaranteed Maximum Price	208		21-Apr-25 A	19-Mar-26																																												

- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone

Advanced Manufacturing District - Phase I Preliminary Schedule



Date	Revision	Checked	Approved
15-Jan-25	Contract Schedule w/Early Site Clearing Package		RM
15-May-25	Schedule Revisions per 5/5/25 Time Extension		RM
31-Jul-25	Revised Early Package Design Completion upon Owner Directive		RM
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Activity Name	Original Duration	Activity % Complete	Start	Finish	Gantt Chart																																													
					3, 2024					Qtr 4, 2024					Q			Qtr 2, 2025			Qtr 3, 2025			Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027			Qtr 2, 2027			Qtr 3, 2027			4, 2027		
					A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N						
Early Start Fencing & Signs Package	30		21-Apr-25 A	08-Jul-25 A	[Gantt bars and milestones for Early Start Fencing & Signs Package]																																													
Generate Early Start Fencing & Signs Proposal	5	100%	21-Apr-25 A	05-May-25 A	[Gantt bar for Generate Early Start Fencing & Signs Proposal]																																													
Submit Early Start Fencing & Signs Proposal	0	100%		05-May-25 A	[Milestone for Submit Early Start Fencing & Signs Proposal]																																													
Early Start Fencing & Signs Package Field Directive Approval	30	100%	05-May-25 A	08-Jul-25 A	[Gantt bar for Early Start Fencing & Signs Package Field Directive Approval]																																													
Early Start Grading/Utilities Package	138		25-Aug-25 A	19-Mar-26	[Gantt bars and milestones for Early Start Grading/Utilities Package]																																													
Generate Early Start Grading/Utilities Package GMP	10	100%	25-Aug-25 A	29-Sep-25 A	[Gantt bar for Generate Early Start Grading/Utilities Package GMP]																																													
Submit Early Start Grading/Utilities Package GMP	0	100%		29-Sep-25 A	[Milestone for Submit Early Start Grading/Utilities Package GMP]																																													
Early Start Grading/Utilities Package GMP Negotiations & Amendment Award Phase	40	0%	23-Jan-26	19-Mar-26	[Gantt bar for Early Start Grading/Utilities Package GMP Negotiations & Amendment Award Phase]																																													
Early Start Grading/Utilities Package GMP Approved	0	0%		19-Mar-26	[Milestone for Early Start Grading/Utilities Package GMP Approved]																																													
Building Package	75		07-Oct-25 A	17-Feb-26	[Gantt bars and milestones for Building Package]																																													
Generate Building Package GMP	20	100%	07-Oct-25 A	07-Nov-25 A	[Gantt bar for Generate Building Package GMP]																																													
Submit Building Package GMP	0	100%		07-Nov-25 A	[Milestone for Submit Building Package GMP]																																													
Building Package GMP Negotiations & Amendment Award Phase	32	90%	08-Nov-25 A	28-Jan-26	[Gantt bar for Building Package GMP Negotiations & Amendment Award Phase]																																													
Building Package GMP Approved (City Council)	0	0%		17-Feb-26*	[Milestone for Building Package GMP Approved (City Council)]																																													
Subcontractor Procurement Phase	153		09-Jul-25 A	17-Mar-26	[Gantt bars and milestones for Subcontractor Procurement Phase]																																													
Procure Early Fencing & Signs Package Subcontracts	5	100%	09-Jul-25 A	16-Jul-25 A	[Gantt bar for Procure Early Fencing & Signs Package Subcontracts]																																													
Public Bid Process per EDA Requirements	17	0%	02-Feb-26	24-Feb-26	[Gantt bar for Public Bid Process per EDA Requirements]																																													
Alignment of Bids/Procure Building Package Subcontracts	15	0%	25-Feb-26	17-Mar-26	[Gantt bar for Alignment of Bids/Procure Building Package Subcontracts]																																													
General Requirements	342		23-Jul-25 A	17-Dec-26	[Gantt bars and milestones for General Requirements]																																													
Mobilization & Site Controls	190		23-Jul-25 A	11-May-26	[Gantt bars and milestones for Mobilization & Site Controls]																																													
Start Early Package Fencing & Sign Installation	0	100%	23-Jul-25 A		[Milestone for Start Early Package Fencing & Sign Installation]																																													
Install Signage, Fencing, etc.	12	100%	23-Jul-25 A	29-Aug-25 A	[Gantt bar for Install Signage, Fencing, etc.]																																													
Pothole Existing Gas Line	2	100%	28-Jul-25 A	28-Jul-25 A	[Gantt bar for Pothole Existing Gas Line]																																													
Preconstruction Kick-off Meeting	1	0%	09-Apr-26	09-Apr-26	[Gantt bar for Preconstruction Kick-off Meeting]																																													
Start Early Grading/Utilities Package Construction	0	0%	11-May-26		[Milestone for Start Early Grading/Utilities Package Construction]																																													
Start Building Package Construction	0	0%	11-May-26		[Milestone for Start Building Package Construction]																																													
Submittals & Mat'l Procurement	278		07-Aug-25 A	17-Dec-26	[Gantt bars and milestones for Submittals & Mat'l Procurement]																																													
Submit	104		07-Aug-25 A	08-Apr-26	[Gantt bars and milestones for Submit]																																													
Submit Application for Service to EP Electric	10	100%	07-Aug-25 A	14-Oct-25 A	[Gantt bar for Submit Application for Service to EP Electric]																																													
Submit Foundation Shop Drwgs	10	0%	04-Mar-26	17-Mar-26	[Gantt bar for Submit Foundation Shop Drwgs]																																													
Submit Structural Steel Shop Drwgs	12	0%	18-Mar-26	02-Apr-26	[Gantt bar for Submit Structural Steel Shop Drwgs]																																													
Submit Storefront Data & Shop Drwgs	15	0%	18-Mar-26	08-Apr-26	[Gantt bar for Submit Storefront Data & Shop Drwgs]																																													
Submit Lighting Package	10	0%	18-Mar-26	31-Mar-26	[Gantt bar for Submit Lighting Package]																																													
Submit Dock Levelers & OH Doors	10	0%	18-Mar-26	31-Mar-26	[Gantt bar for Submit Dock Levelers & OH Doors]																																													
Submit Roofing Materials	5	0%	18-Mar-26	24-Mar-26	[Gantt bar for Submit Roofing Materials]																																													
Submit Electrical Gear	10	0%	18-Mar-26	31-Mar-26	[Gantt bar for Submit Electrical Gear]																																													
Submit Mechanical Equipment	10	0%	18-Mar-26	31-Mar-26	[Gantt bar for Submit Mechanical Equipment]																																													
Review/Approve	27		18-Mar-26	24-Apr-26	[Gantt bars and milestones for Review/Approve]																																													
Review/Approve Foundation Shop Drwgs	10	0%	18-Mar-26	31-Mar-26	[Gantt bar for Review/Approve Foundation Shop Drwgs]																																													
Review/Approve Roofing Materials	10	0%	25-Mar-26	08-Apr-26	[Gantt bar for Review/Approve Roofing Materials]																																													
Review/Approve Lighting Package	10	0%	01-Apr-26	15-Apr-26	[Gantt bar for Review/Approve Lighting Package]																																													
Review/Approve Dock Levelers & OH Doors	10	0%	01-Apr-26	15-Apr-26	[Gantt bar for Review/Approve Dock Levelers & OH Doors]																																													
Review/Approve Electrical Gear	10	0%	01-Apr-26	15-Apr-26	[Gantt bar for Review/Approve Electrical Gear]																																													
Review/Approve Mechanical Equipment	10	0%	01-Apr-26	15-Apr-26	[Gantt bar for Review/Approve Mechanical Equipment]																																													
Review/Approve Structural Steel Shop Drwgs	15	0%	06-Apr-26	24-Apr-26	[Gantt bar for Review/Approve Structural Steel Shop Drwgs]																																													
Review/Approve Storefront Data & Shop Drwgs	10	0%	09-Apr-26	22-Apr-26	[Gantt bar for Review/Approve Storefront Data & Shop Drwgs]																																													
Procure	200		03-Mar-26	17-Dec-26	[Gantt bars and milestones for Procure]																																													

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Advanced Manufacturing District - Phase I Preliminary Schedule



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CITY OF EL PASO, TEXAS

2016 Paving and Street Construction, Dirt Work, Heavy Construction, Pipeline Work, Highway Wage Rates

CLASSIFICATION	BASE WAGE PER HOUR	TOTAL FRINGES PER HOUR	HOURLY PREVAILING WAGE RATE	(8 HOURS) PER DIEM WAGE RATE
Asphalt Distributor Operator	14.64	0.00	14.64	117.12
Asphalt Paving Machine Operator / Spreader Box Operator	14.20	0.00	14.20	113.60
Asphalt Raker	12.99	0.00	12.99	103.92
Backhoe Operator	15.95	0.00	15.95	127.60
Concrete Finishers (Paving and Structures)	13.88	0.00	13.88	111.04
Crane Operator, Lattice Boom	17.50	0.00	17.50	140.00
Crane Operator, Hydraulic	17.50	0.00	17.50	140.00
Electrician	23.09	0.00	23.09	184.72
Excavator Operator	16.10	0.00	16.10	128.80
Form Builder/Setter	15.02	0.00	15.02	120.16
Form Setter (Paving and Curb)	12.86	0.00	12.86	102.88
Front End Loader	14.82	0.00	14.82	118.56
Laborer	11.89	0.00	11.89	95.12
Laborer (Skilled)(Utility)	13.65	0.00	13.65	109.20
Mechanic	17.50	0.00	17.50	140.00
Motor Grader Operator (Fine)	17.54	0.00	17.54	140.32
Pipe Layer	12.94	0.00	12.94	103.52
Reinforcing Steel Setter (Structure and Paving)/ Structural Steel Worker	17.00	0.00	17.00	136.00
Rock Mason	12.00	0.00	12.00	96.00
Roller Operator	13.70	0.00	13.70	109.60
Servicer	14.33	0.00	14.33	114.64
Truck Driver, Single Axle	13.19	0.00	13.19	105.52
Truck Driver, Tandem Axle	15.32	0.02	15.34	122.72
Utility Operator Grade 1	12.00	0.00	12.00	96.00
Utility Operator Grade 2	13.95	0.00	13.95	111.60
Welder, Certified/ Structural Steel Welder	13.83	0.00	13.83	110.64

All persons required to be licensed or certified must meet those qualifications to be paid the associated rate.

2016 HEAVY / HIGHWAY DEFINITIONS

1	Asphalt Distributor Operator	Drives distributor truck, sets spray bars and operates valves and levers to control distribution of bituminous material for highway surfacing. May oil, grease or otherwise service and make adjustments to equipment as needed. Performs other related duties.
2	Asphalt Paving Machine Operator/Spreader Box Operator	Operates paving machine that spreads and levels asphaltic concrete on highway. Controls movement of machine, raises and lowers screed, regulates width of screed. Operates spreader box by adjusting hopper and strike-off blade so that gravel, stone or other material may be spread to a specific depth on road surface during seal coat and surface treatment operations. May oil, grease, service and make adjustments to equipment as needed. Performs other related duties.
3	Asphalt Raker	Distributes asphaltic materials evenly over road surface by hand-raking and brushing material to correct thickness; may control screed to regulate width and depth of materials; directs Laborers (skilled and unskilled) when to add or take away material to fill low spots or to reduce high spots.
4	Backhoe Operator	Operates a rubber-tired machine mounted with a backhoe bucket on one end and a loader bucket on the other end. Used for excavating ditches and structures, laying pipe and precast concrete structures, carrying material in the loader bucket, and general excavation and backfill. May also be equipped with hydraulic attachments. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
5	Concrete Finisher (Paving and Structures)	Finishes the exposed surfaces of fresh concrete paving, median barrier and every element of concrete structures. Operates bridge deck finishing machine. Forms and finishes edges and joints. Finishes concrete curbs and gutters. Finishes exposed surface of concrete after forms have been removed by patching imperfections with fresh concrete, rubbing surface with abrasive stone, and directing others in removing excess or defective concrete with power tools. Performs other related duties.
6	Crane Operator, Lattice Boom	A worker who operates a lattice boom type crane to hoist and move materials, raise and lower heavy weights and perform other related operations. May be crawler type or rubber tired. May include placement of rock riprap, clamshell, dragline, pipe and pile driving operations. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.

7	Crane Operator, Hydraulic	A worker who operates a hydraulic telescoping boom type crane to hoist and move materials, raise and lower heavy weights and perform other related operations. May be crawler type or rubber-tired. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
8	Electrician	Plan and execute the layout and installation of electrical conduit, switch panels, buss bars, outlet boxes, electrical wires and cables, lighting standards, lighting fixtures, receptacles, switches, and other electrical devices and apparatus necessary for the complete installation of wiring systems, works on overhead distribution systems and underground distribution systems. Includes installation of photovoltaic solar panels.
9	Excavator Operator	Operates a crawler or rubber-tired machine mounted with an excavator bucket. Used for excavating ditches and structures, laying pipe and precast concrete structures, loading trucks and placing rock riprap. May also be equipped with various hydraulic attachments. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
10	Form Builder/Setter	Works from plans to build, assemble, fit together, align, plumb, and set in place forms for molding concrete structures. Forms may be wood, steel, aluminum, fiberglass or any other type of material. Checks forms while concrete is being placed. May install miscellaneous materials integral to concrete structures. May set precast concrete elements. Prepares for slipforming traffic rail and median barrier. May install permanent metal deck forms. May work with power tools. Performs other related duties. Includes guardrail installation.
11	Form Setter (Paving and Curb)	Fits together, aligns and sets to grade metal and wooden forms for placement for concrete paving and curbs. Works with survey crew to set stringline for paving, curb and gutter and curb. Performs other related duties.
12	Front End Loader	Operates a rubber-tired, skid steer or crawler type tractor with an attached scoop type bucket on front end. Machine is used to load materials from stockpiles, excavation, charging batch plants, loading and unloading trucks. May be used with attachments in lieu of the bucket. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
13	Laborer	A general term used on construction work covering many unskilled classifications requiring work of a physical nature. Performs a variety of work ranging from pick and shovel work to cleaning up lumber with hammer, shoveling and placing concrete, uses air tools, under the supervision of qualified personnel. Cleans concrete joints and fills joints with sealing compound from bucket or with hose and nozzle from a central source, applies coating of oil to inside face of forms and strip forms, unloads and transports reinforcing steel, cures newly poured concrete, assists pipelayers, works with dirt crew keeping construction layout stakes out of the way of dirt-moving equipment. May fine grade excavation and ditches, shovels hot asphalt material. May use power tools and other necessary equipment in demolition work under the supervision

		of qualified personnel. Does not ordinarily perform work permitting exercise of independent judgment or without close direction by other workers. Installs and maintains erosion control. Performs other related duties.
14	Laborer (Skilled) (Utility)	Performs a variety of manual duties, usually working in a utility capacity by working on multiple projects and tasks where demands require workmen with varied experience and ability to work without close direction. Unloads and transports reinforcing steel. Directs laborers in pouring concrete. Erects trench shoring and bracing. Installs, operates, and maintains watering systems. May assist equipment operators in positioning machines, verifying grades and signaling operators to dumping positions to maintain grades as directed. Uses power tools and air tools. May work as lead man in a labor crew. Is more or less a general utility construction worker. May be a second step in learning a skill. Includes Concrete/Granite Pump Operator, Concrete Saw Operator, Fence Erector, Flagger, and Sign Erector. Performs other related duties.
15	Mechanic	Assembles, assist set up, adjusts and maintains and repairs all types of construction equipment and trucks. May perform the duties of a welder in repair of equipment. Performs other related duties.
16	Motor Grader Operator (Fine)	Operates motor grader. Performs many of the same duties of Motor Grader, Rough, but in addition performs finish grade work to bluetops or other close specification control. This work is subject to strict inspection and must conform closely to specifications. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
17	Pipe Layer	Installs concrete, clay, steel, ductile iron, plastic, corrugated pipe and any other type of pipe for storm drainage, water lines, gas lines and sanitary sewer lines. Lays underground communication and electrical ducts. May install and set electrical ground boxes, hand holes, manholes, inlets and other structures. Caulks joints, makes threaded and flanged connections. Installs valves and other accessories. Performs other related duties.
18	Reinforcing Steel Setter (Structure and Paving)/ Structural Steel Worker	Works from plans to lay out and install reinforcing steel within forms or in mats of concrete paving. Erects and places reinforcing steel and fabricated structural steel members, such as girders, plates, diaphragms, lateral bracing, and unites them permanently to form a completed structural steel unit, including reinforcing members. Fastens steel members together by welding or bolting. May include dismantling and erecting large units of equipment. Gives direction to reinforcing steel worker apprentice or utility laborers. Performs other related duties.
19	Rock Mason	Constructs partitions, fences, walls, using rock. Cutting, grouting and pointing of materials listed above which is necessary shall be part of this classification. May also build or repair rock retaining walls, cutting or placing of rock in mortar or other similar material.

20	Roller Operator	Operates a self-propelled machine with either steel wheels or pneumatic tires which is used to compact and smooth bituminous and flexible base materials and compact earth fills, subgrade, and all other types of materials. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
21	Servicer	Drives a truck which carries various fuels, oils, greases and filters. Must have knowledge of and is responsible for the correct oiling and greasing and changing of filters on equipment according to manufacturers' specifications. Uses compressed air grease guns, wrenches and other tools. May make adjustments to clutches, brakes and other mechanical items. Keeps record of service for preventive maintenance records. May require a Commercial Driver's License if driving truck on public highways. Performs other related duties.
22	Truck Driver, Single Axle	Drives a light capacity truck for transporting loads of construction material. The truck is of single rear axle type, may have various kinds of beds attached such as dump, flat bed, tank, etc. May require CDL license for driving on highway. May service and make necessary adjustments for proper operation of equipment. Performs other related duties.
23	Truck Driver, Tandem Axle	Drives a tandem axle powered vehicle. Hauls dirt, rock, aggregates or other material. May require CDL license for driving on highway. May service and make necessary adjustments for proper operation of equipment. Performs other related duties.
24	Utility Operator Grade 1	Clam, ditching machine, side booms (except those in Grade 2), operator on dredges, cleaning machine, coating machine, blending machine, water-kote machine, equipment welder, track tractor, derrick, dragline, shovel, motor grader rough grade, Crawler tractor, foundation drill operator, crawler and truck mounted, and piledriver.
25	Utility Operator Grade 2	Pipe, gin truck or winch truck with poles when used for hoisting, side boom (cradling rock drill), tow tractor, farm tractor road boring machine, fork lift (industrial type), pot fireman (power agitated), straightening machine, boring machine, bombardier (track or tow rig), , hydrostatic testing operator, scraper, staking machine, plant mix pavement roller operator, plant mix pavement, pneumatic motor operator. Concrete paving curing, float, texturing machine, subgrade trimmer, slip-form machine, milling machine, self-propelled sweeping machine, trenching machine, directional drill, trenching, screening plant, and joint sealer. Off Road Hauler, Pavement Marking Machine Operator Reclaimer/Pulverizer Operator, Slurry Seal or MicroSurfacing Machine Operator.

26	Welder, Certified/ Structural Steel Welder	Certified by the American Welding Society to perform structural steel welding. Operates welding equipment. Welds structural steel girders and diaphragms. May weld permanent metal deck forms. Cuts, lays-out, fits and welds metals or alloyed metal parts to fabricate or repair equipment. Welds the joints between lengths of pipe for oil, gas or other types of pipelines. May assist in welding of permanent metal deck forms. Performs other related duties.
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CITY OF EL PASO, TEXAS 2020 Building Wages

CLASSIFICATION	BASE WAGE	BENEFITS	HOURLY PREVAILING WAGE RATE	(8 HOURS) PER DIEM WAGE RATE
Asbestos/Lead Abatement/Mold Remediation	31.51	12.06	43.57	348.56
Automatic Fire Sprinkler Fitter, Certified	30.64	21.68	52.32	418.56
Block, Brick, and Stone Mason	17.97	0.00	17.97	143.76
Carpenters – Acoustical Ceiling Installation	17.36	0.00	17.36	138.88
Carpenter – Rough	17.64	0.00	17.64	141.12
Carpenter – All Other Work	17.40	0.00	17.40	139.20
Caulker / Sealers	11.29	0.00	11.29	90.32
Cement and Concrete Finishers	16.30	0.00	16.30	130.40
Commercial Truck Driver	14.75	0.00	14.75	118.00
Communication/Security Technician	16.50	2.12	18.62	148.96
Crane and Heavy Equipment Operator	31.05	0.00	31.05	248.40
Door & Hardware Specialist	12.00	1.35	13.35	106.80
Drywall and Ceiling Tile Installers	14.40	0.00	14.40	115.20
Drywall Finishers & Tapers	15.55	0.00	15.55	124.40
Electrician	22.70	7.32	30.02	240.16
Elevator Installers and Repairers	31.35	15.10	46.45	371.60
Fence Erectors – Include with Skilled Labor	10.00	0.00	10.00	80.00
Floor Layers- Carpet and Resilient	12.87	0.00	12.87	102.96
Floor Layers- Specialty	13.00	0.00	13.00	104.00
Floor Layers - Wood	11.50	0.00	11.50	92.00
Glaziers	15.86	1.00	16.86	134.88
Hazardous Materials Removal Workers	10.00	0.00	10.00	80.00
Heating, Air Conditioning and Refrigeration Service Technician	31.14	12.43	43.57	348.56
Insulation Workers – Mechanical	31.26	11.96	43.22	345.76
Irrigator – Landscape, Certified	15.28	0.00	15.28	122.24
Laborer	13.13	0.58	13.71	109.68
Locksmith	12.00	1.35	13.35	106.80
Mechanic	17.00	0.00	17.00	136.00
Painters - Building	13.86	0.00	13.86	110.88
Paper Hanger	14.00	0.00	14.00	112.00
Pipe Layer (Utility)	18.00	0.00	18.00	144.00
Pipe Fitters and Steamfitters	23.53	9.02	32.55	260.40

CLASSIFICATION	BASE WAGE	BENEFITS	HOURLY PREVAILING WAGE RATE	(8 HOURS) PER DIEM WAGE RATE
Plaster, Stucco, Lather and EIFS Applicator	16.82	0.00	16.82	134.56
Plumber/ Medical Gas Installer	31.39	10.77	42.16	337.28
Reinforcing Iron and Rebar Workers	22.69	0.00	22.69	181.52
Roofers	16.00	0.00	16.00	128.00
Scaffolding Erector	13.69	0.00	13.69	109.52
Sheet Metal Workers	27.16	0.00	27.16	217.28
Structural Iron and Steel Workers / Metal Building Erector	25.57	13.24	38.81	310.48
Tile Setters	13.86	0.00	13.86	110.88

2020 BUILDING DEFINITIONS

1	Asbestos/Lead Abatement/Mold Remediation	<p>Assembles work platform and seals off work area, using plastic sheeting and duct tape. Positions mobile decontamination unit or portable showers at entrance of work area. Positions portable air evacuation and filtration system inside work area. Cuts and scrapes asbestos, mold or paint from surfaces, using knife and scraper. Assists in demolition and deconstruction activities of buildings. Shovels asbestos, mold or paint into plastic disposal bags and seals bags, using duct tape. Cleans work area of loose asbestos, mold or paint, using vacuum, broom, and dust pan. Places asbestos, mold or paint in disposal bags and seals bags, using duct tape, loads bags into truck. Cleans and maintains tools, sampling equipment and lab equipment. Responsible for keeping site and grounds clean and neat. Performs daily equipment checks. Picks up necessary supplies and tools from warehouse as directed. Loads and unloads scrap materials into trucks and roll off boxes. Performs work safely in accordance with departmental safety procedures and operates equipment safely. Reports any unsafe work condition or practice to supervisor. Performs other related and non-related duties as assigned.</p>
2	Automatic Fire Sprinkler Fitter, Certified	<p>Sprinkler Fitters specialize in piping associated with fire sprinkler systems. These types of systems are required to be installed and maintained in accordance with strict guidelines, usually National Fire Protection Association (NFPA) standards, in order to maintain compliance with building and fire codes. Sprinkler Fitters work with a variety of pipe and materials including: plastic, copper, steel, cast iron, and ductile iron. The fire suppression piping may contain: water, air, antifreeze, fire retardant foam, gas, or chemicals for hood systems. Sprinkler systems installed by Sprinkler Fitters can include but not limited to: underground supply, standpipes, fire pumps as well as overhead piping systems.</p>
3	Block, Brick, and Stone Mason	<p>Lay and bind building materials, such as: brick, structural tile, concrete block, cinder block, glass block, and terra-cotta block, with mortar and other substances to construct, or repair walls, partitions, arches, sewers, and other structures. Classify installers of mortarless segmental concrete masonry wall units. Constructs partitions, fences, walks, fireplaces, chimneys, smokestacks, et cetera using stone, marble, granite, slate. Cutting, grouting, and pointing of materials listed above which is necessary shall be part of this classification.</p>
4	Carpenters – Acoustical Ceiling Installation	<p>Construct, erect, install or repair acoustical ceiling grid, ceiling tile, and other items laid in acoustical grid.</p>
5	Carpenter – Rough	<p>Construct, erect, install, or repair structures and fixtures made of wood, such as concrete forms; building frameworks, including partitions, joists, studding, and rafters; wood stairways, window and door frames. May also install cabinets, and siding. Include brattice builders who build doors or brattices (ventilation walls or partitions) in underground passageways to control the proper circulation of air through the passageways.</p>

6	Carpenter – All Other Work	Construct, erect, install or repair cabinets and other fixtures or structures requiring a high level of workmanship. Includes Cabinetmakers and Bench Carpenters – cut, shape, and assemble wooden articles or set up and operate a variety of woodworking machines, such as power saws, jointers, and mortisers to surface, cut or shape lumber or to fabricate parts for wood products. Perform related duties such as trim work.
7	Caulker/Sealers	Applies waterproofing agents or caulk to a variety of structures and materials.
8	Cement and Concrete Finishers	Smooth and finish surfaces of poured concrete, such as floors, walks, sidewalks, roads, or curbs using a variety of hand and power tools. Align forms for sidewalks, curbs, or gutters; patch voids; use saws to cut expansion joints. Classify installers of mortarless segmental concrete wall units.
9	Commercial Truck Driver	Drive a truck, van or tractor-trailer combination to transport and deliver goods, or materials in liquid, loose, or packaged form. May be required to unload truck.
10	Communication/Security Technician	Set-up, re-arrange, or remove switching and dialing equipment used in central offices. Service or repair telephones and other communication equipment on customers' property. May install equipment in new locations or install wiring and telephone jacks in buildings under construction. Install, program, maintain, and repair security and fire alarm wiring and equipment. Ensure that work is in accordance with relevant codes. Exclude "Electricians" who do a broad range of electrical wiring.
11	Crane and Heavy Equipment Operator	A worker who operates a crane or other types of heavy equipment to hoist and move materials, raise and lower heavy weights and perform other related operations. May be crawler type or rubber-tired. May oil, grease or otherwise service and make necessary adjustments to equipment as needed. Performs other related duties.
12	Door and Hardware Specialist	Installs or repairs doors, hardware and accessories. Are responsible for the installation of contract commercial hardware and custom architectural grade wood doors, steel doors and frames for all Prevailing Wage jobs. Shall be trained by their employer's, employer's apprenticeship, or in factory training classes in the proper methods and techniques and requirements for the installation of Architectural Grade commercial wood and metal doors, frames and hardware in conformance with all local, state, and federal code.
13	Drywall and Ceiling Tile Installers	Apply plasterboard, or other wallboard to ceilings, or interior walls of buildings. Apply or mount acoustical tiles or blocks, strips, or sheets of sound-absorbing materials to ceilings and walls of buildings to reduce or reflect sound. Materials may be of decorative quality. Includes metal stud framing. Exclude "Carpet Installers", "Carpenters – Acoustical Ceiling Installation", and "Tile and Marble Setters".
14	Drywall Finishers and Tapers	Seal joints between plasterboard or other wallboard, including bedding and texturing, to prepare wall surface for painting or papering.

15	Electrician	Plan and execute the layout and installation of electrical conduit, switch panels, buss bars, outlet boxes, electrical wires and cables, lighting standards, lighting fixtures, receptacles, switches, and other electrical devices and apparatus necessary for the complete electrical installation. To include the installation of cabling, wire, conduits and end devices for Temperature Control, Building Automation, and Energy Management Systems, et cetera. Includes installation of photovoltaic solar panels.
16	Elevator Installers and Repairers	Assemble, install, repair, or maintain electric or hydraulic freight or passenger conveyances including but not limited to elevators, escalators, dumbwaiters, moving walks and wheelchair lifts.
17	Fence Erectors - Include with Skilled Labor	Erect and repair metal and wooden fences and fence gates around highways, industrial establishments, residences, or farms, using hand and power tools. Excludes rock and stone fences.
18	Floor Layers – Carpet and Resilient	Apply blocks, strips, or sheets of shock-absorbing, sound-deadening, or decorative coverings to floors. Lay and install carpet from rolls, tiles or blocks on floors. Install padding and trim flooring materials. Installs variety of soft floor materials including vinyl and VCT. Exclude wood floors and specialty floors.
19	Floor Layers - Specialty	Prepares surface, installs and finishes specialty floor material such as manufactured or engineered and laminated wood.
20	Floor Layers - Wood	Install, scrape and sand wooden floors to smooth surfaces using floor scraper and floor sanding machine, and apply coats of finish to include gymnasium and bowling alleys.
21	Glaziers	Installs glass in windows skylights, store fronts and display cases, or on surfaces such as: building fronts, interior walls, ceilings and table tops. The installation, setting, cutting, preparing, fabricating, distributing, handling or removal of the following: glass and glass substitutes used in place of glass, pre-glazed windows, retrofit window systems, mirrors, curtain wall systems, window wall systems, cable net systems, canopy systems, structural glazing systems, unitized systems, interior glazing systems, photovoltaic panels and systems, suspended glazing systems, louvers, skylights, entranceway systems including doors and hardware, revolving and automatic door systems, patio doors, store front systems including the installation of all metals, column covers, panels and panel systems, glass hand rail systems, decorative metals as part of the glazing system, and the sealing of all architectural metal and glass systems for weatherproofing and structural reasons, vinyl, molding, rubber, lead, sealants, silicone and all types of mastics in wood, iron, aluminum, sheet metal or vinyl sash, doors, frames, stone wall cases, show cases, book cases, sideboards, partitions and fixtures. Performs other related duties.

22	Hazardous Materials Removal Workers	Identify, remove, pack, transport, or dispose of hazardous materials, including asbestos, lead-based paint, waste oil, fuel, transmission fluid, radioactive materials, contaminated soil, mold, et cetera. Specialized training and certification in hazardous materials handling or a confined entry permit are generally required. May operate earth-moving equipment or trucks.
23	Heating, Air Conditioning and Refrigeration Service Technician	Repair and service heating, central air conditioning, or refrigeration systems, including oil burners, hot-air furnaces, heating stoves, and air handlers. (Installation of systems is performed by sheet metal worker). Includes HVAC mechanic.
24	Insulation Workers – Mechanical	This work includes the preparation, alteration, application, removal, hauling, erection, assembling, molding, spraying, pouring, mixing, hanging, adjusting, repairing, dismantling, reconditioning, maintenance, finishing, and/or weatherproofing of cold or hot thermal insulations with such materials as may be specified when those materials are to be installed for thermal purposes in voids, or to create voids, or on either piping, fittings, valves, boilers, ducts, flues, tanks, vats and equipment, or on any hot or cold surfaces for the purpose of thermal control or to be installed for sound control purposes mechanical devices, equipment, piping, surfaces related in an integral way to the insulation of such mechanical devices, equipment and piping. This work also includes all labor connected with insulation for; temperature control, personnel protection, safety and/or prevention of condensation. This work also includes all labor connected with hauling, distribution and cleanup of materials on the job premises. All thermal tape, pads, metered fittings (insulation, metal or plastic), batts and lags.
25	Irrigator- Landscape, Certified	Certified by TCEQ to install watering systems in various sizes and grades of lawn in order to maintain sufficient pressure and to insure even dispersal of water.
26	Laborer	Performs manual duties in all phases of construction. Demolition (interior and exterior), Flagging and Traffic Control, General Clean-Up, Air and Power Tool Operators (Including chipping guns, jackhammers and tampers), all material handling and clean-up, except refractory, chute/hose operator, raking, shoveling and vibrating, raking, shoveling, luting, ironing, dumping and spreading, trenching, material handling, back filling (*Equipment Operators Incidental to Laborers' scope of work). Landscape or maintain grounds of property using equipment as needed. Workers typically perform a variety of tasks, which may include any combination of the following: sod laying, mowing, trimming, planting, watering, fertilizing, digging, raking, sprinkler repair, and installation of mortarless segmental concrete masonry wall units. Does not ordinarily perform work permitting exercise of independent judgment or without close direction by other workers.
27	Locksmith	Self-explanatory.

28	Mechanic	Maintains and repairs construction tools and equipment.
29	Painters - Building	Paint walls, equipment, buildings, bridges, and other structural surfaces, using brushes, rollers, and spray guns. May remove old paint to prepare surface prior to painting. May mix colors or oils to obtain desired color or consistency. Exclude "Paperhangers."
30	Paper Hanger	Measures, cuts, and hangs wallpaper and Fiber Reinforced Paneling.
31	Pipe Layer (Utility)	Installs concrete, clay, steel, ductile iron, plastic, corrugated pipe and any other type of pipe for storm drainage, water lines, gas lines and sanitary sewer lines. Lays underground communication and electrical ducts. May install and set electrical ground boxes, hand holes, manholes, inlets and other structures. Caulks joints, makes threaded and flanged connections. Installs valves and other accessories. Performs other related duties.
32	Pipe Fitters and Steamfitters	Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems. Includes pressurized lines and flow lines for gas, air, and oil found in industrial settings.
33	Plaster, Stucco, Lather, and EIFS Applicator	Apply interior or exterior plaster, stucco, or similar materials. May also set ornamental plaster. Applies acoustical plaster, interior and exterior plastering of stone imitation or any patented materials when cast. Molds and sets ornamental plaster and trim and runs ornamental plaster cornice and molding.
34	Plumbers/Medical Gas Installer	Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases. May install heating and cooling equipment and mechanical control systems. Assemble, install, alter, and repair pipelines or pipe systems that carry medical gases or liquids. Specialized training and certification required.
35	Reinforcing Iron and Rebar Workers	Position and secure steel bars or mesh in concrete forms in order to reinforce concrete. Includes post-tensioning. Use a variety of fasteners, rod-bending machines, blowtorches, and hand tools.
36	Roofers	Cover roofs of structures with shingles, tile, slate, asphalt, aluminum, wood, metal and related materials. May spray roofs, sidings, and walls with material to bind or seal sections of structures. Includes metal and membrane roofs.

37	Sheet Metal Workers	Fabricate, assemble, install, and repair sheet metal products and equipment, such as ducts, seal the system, pressure test and test and balance, control boxes, drain pipes, architectural sheet metal, hangers, brackets, used in the installation of sheet metal, and installs grills, registers, and furnace casings. Work may involve any of the following: setting-up and operating fabricating machines to cut, bend, and straighten sheet metal, operating soldering equipment to join sheet metal parts; inspecting, assembling, and smoothing seams and joints of burred surfaces, including metal flashings, gutters, canopies, soffit's, louvers, skylights and custom metal roofs. Installs warm air furnaces except where necessary piping for gas, or oil is performed under the plumbing and pipefitting classification. Include sheet metal duct installers who install prefabricated sheet metal ducts used for heating, air conditioning, or other purposes. Fire life safety, damper inspection, stairwell pressurization. May install other heating and cooling devices which are in connection with duct systems.
38	Structural Iron and Steel Workers/Metal Building Erector	Rigging, raise, place, and unite iron or steel, prefabricated metal buildings precast concrete, precast "tilt-up" panels, concrete and steel bridge members, concrete decking, ornamental iron, hand rails, stairs, curtain wall/glass framework, girders, columns, beams, and other structural members to form completed structures or structural frameworks using hand tools, power tools, and hoisting equipment. Erects frame of building, using hoist. Bolts steel frame members together. Attaches wire and insulating materials to framework. Attaches sheet metal panels to framework including standing seam sheets. Installs and trims sheet metal on prefabricated metal buildings, using cutting torch, power saw, and tin snips. Rigging of heavy equipment, assembly and disassembly of cranes. May erect metal storage tanks. Exclude "Reinforcing Iron and Rebar Workers".
39	Tile Setters	Apply hard tile, terrazzo tile and veneer to walls, floors, and ceilings. Includes surface preparation as necessary.
40	Scaffolding Erector	Erection of a temporary elevated platform (both supported and suspended) and its supporting structure (including points of anchorage) to be used for supporting employees or material or both.

- **Welder** - Receives rate prescribed for craft performing operation to which welding is incidental.
- **Fork Lift and Man Lift (boom and scissor)** - Receives rate prescribed for craft performing operation to which operation of this equipment is incidental.

"General Decision Number: TX20250024 01/03/2025

Superseded General Decision Number: TX20240024

State: Texas

Construction Type: Highway

County: El Paso County in Texas.

HIGHWAY CONSTRUCTION PROJECTS (excluding tunnels, building structures in rest area projects & railroad construction; bascule, suspension & spandrel arch bridges designed for commercial navigation, bridges involving marine construction; and other major bridges).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"> • Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"> • Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

SUTX2011-005 08/02/2011

Rates	Fringes
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CEMENT MASON/CONCRETE
FINISHER (Paving and
Structures).....\$ 12.44 **

ELECTRICIAN.....\$ 20.27

FORM BUILDER/FORM SETTER
(Structures).....\$ 12.26 **

LABORER

Asphalt Raker.....\$ 11.44 **
Laborer, Common.....\$ 10.58 **
Laborer, Utility.....\$ 11.33 **
Pipelayer.....\$ 11.37 **

POWER EQUIPMENT OPERATOR:

Asphalt Distributor.....\$ 13.28 **
Asphalt Paving Machine.....\$ 13.26 **
Excavator, 50,000 lbs or
less.....\$ 13.49 **
Front End Loader Over 3CY..\$ 13.57 **
Front End Loader 3CY or
less.....\$ 13.29 **
Motor Grader Fine Grade...\$ 16.13 **
Scraper.....\$ 11.12 **

Servicer.....\$ 13.44 **

TRUCK DRIVER

Single Axle.....\$ 13.16 **
Single or Tandem Axle Dump..\$ 14.06 **

WELDER.....\$ 13.74 **

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

- 1) Has there been an initial decision in the matter? This can be:
- a) a survey underlying a wage determination
 - b) an existing published wage determination
 - c) an initial WHD letter setting forth a position on a wage determination matter
 - d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

"General Decision Number: TX20250245 01/03/2025

Superseded General Decision Number: TX20240245

State: Texas

Construction Type: Building

County: El Paso County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"> • Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"> • Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

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Modification Number	Publication Date
0	01/03/2025

BOIL0074-003 07/01/2023

	Rates	Fringes
BOILERMAKER.....	\$ 37.00	24.64

ELEC0583-001 01/01/2024

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring and Installation of Alarms/HVAC Temperature Controls).....	\$ 25.50	5.25%+7.92

 ENGI0178-005 06/01/2020

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
(1) Tower Crane.....	\$ 32.85	13.10
(2) Cranes with Pile Driving or Caisson Attachment and Hydraulic Crane 60 tons and above.....	\$ 28.75	10.60
(3) Hydraulic cranes 59 Tons and under.....	\$ 32.35	13.10

 IRON0084-011 06/01/2024

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 28.26	8.13

 PLUM0412-001 01/02/2024

	Rates	Fringes
PLUMBER (Including HVAC Pipe Installation).....	\$ 40.74	15.35

 SFTX0669-002 04/01/2024

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 36.15	23.88

 SUTX2014-021 07/21/2014

	Rates	Fringes
BRICKLAYER.....	\$ 16.17 **	0.00
CARPENTER (Drywall Finishing/Taping Only).....	\$ 12.81 **	0.00
CARPENTER, Excludes Drywall Finishing/Taping, Drywall Hanging, Form Work and Metal Stud Installation.....	\$ 13.51 **	3.29

CEMENT MASON/CONCRETE FINISHER..	\$ 13.02 **	0.00
DRYWALL HANGER AND METAL STUD INSTALLER.....	\$ 12.81 **	0.00
ELECTRICIAN (Alarm Installation Only).....	\$ 15.38 **	2.92
ELECTRICIAN (HVAC/Temperature Controls Installation Only).....	\$ 19.09	6.45
ELECTRICIAN (Low Voltage Wiring Only).....	\$ 15.38 **	2.92
FENCE ERECTOR.....	\$ 9.93 **	1.83
FLOOR LAYER: Carpet.....	\$ 12.81 **	0.00
FLOOR LAYER: Vinyl Flooring.....	\$ 12.87 **	0.00
FORM WORKER.....	\$ 12.57 **	1.03
GLAZIER.....	\$ 15.86 **	1.00
INSULATOR - MECHANICAL (Duct, Pipe & Mechanical System Insulation).....	\$ 16.91 **	0.00
IRONWORKER, REINFORCING.....	\$ 15.60 **	0.00
IRONWORKER, STRUCTURAL.....	\$ 15.37 **	4.34
LABORER: Common or General.....	\$ 9.30 **	0.00
LABORER: Driller.....	\$ 14.12 **	1.01
LABORER: Mason Tender - Brick...	\$ 12.50 **	2.30
LABORER: Mason Tender - Cement/Concrete.....	\$ 10.82 **	0.96
LABORER: Pipelayer.....	\$ 11.00 **	3.47
LABORER: Roof Tearoff.....	\$ 10.06 **	0.00
LABORER: Landscape and Irrigation.....	\$ 10.00 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 14.43 **	0.74
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 13.93 **	0.00

OPERATOR: Bulldozer.....	\$ 18.29	1.31
OPERATOR: Drill.....	\$ 16.22 **	0.34
OPERATOR: Forklift.....	\$ 14.83 **	0.00
OPERATOR: Grader/Blade.....	\$ 19.50	1.05
OPERATOR: Loader.....	\$ 12.87 **	0.70
OPERATOR: Mechanic.....	\$ 17.00 **	0.00
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 16.03 **	0.00
OPERATOR: Roller.....	\$ 12.70 **	0.00
PAINTER (Brush, Roller, and Spray).....	\$ 12.50 **	0.00
PIPEFITTER, Excludes HVAC Pipe Installation.....	\$ 18.15	0.98
ROOFER.....	\$ 11.42 **	0.00
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 23.56	3.60
SHEET METAL WORKER, Excludes HVAC Duct Installation.....	\$ 21.13	6.53
TILE FINISHER.....	\$ 11.22 **	0.00
TILE SETTER.....	\$ 12.02 **	0.00
TRUCK DRIVER: Dump Truck.....	\$ 12.39 **	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....	\$ 12.50 **	0.00
TRUCK DRIVER: Water Truck.....	\$ 12.00 **	4.11

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

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A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates

reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

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State Adopted Rate Identifiers

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WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
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- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

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U.S. Department of Labor
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Washington, DC 20210

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Wage and Hour Division
U.S. Department of Labor
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Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8

and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

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Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"



**JORDAN
FOSTER**SM
CONSTRUCTION



Visit us Online

Learn more about our work and join us
in Building Texas Together.

REVISED

3:05 pm, Feb 12, 2026

Exhibit "1-B- Liquidated Damages

AMD USER COSTS (SUBSTANTIAL COMPLETION)			
Description	Rate	Daily Expenditure	Extended Amount
EPIA CID Manager (25% FTE)	\$ 90.00	2-hr	\$ 180.00
EPIA Project Manager (50% FTE)	\$ 90.00	4-hr	\$ 360.00
EPIA's Owner Rep - Project Executive (12% FTE)	\$ 274.40	1-hr	\$ 274.40
EPIA's Owner Rep - Construction Manager (75% FTE)	\$ 212.04	4-hr	\$ 848.18
EPIA's Owner Rep - Field Representative (100% FTE)	\$ 191.10	8-hr	\$ 1,528.80
EPA's Owner Rep - ODE Mileage	\$ 0.70	40-miles	\$ 28.00
AMD Projected Revenue Building A & B (\$18/SF/YR)	\$ 0.049	00-SQF	\$ -
TOTAL			\$ 3,219.38
RECOMMENDED LIQUIDATED DAMAGES			\$ 3,220.00

AMD USER COSTS (FINAL COMPLETION)			
Description	Rate	Daily Expenditure	Extended Amount
EPIA CID Manager (12% FTE)	\$ 90.00	1-hr	\$ 90.00
EPIA Project Manager (50% FTE)	\$ 90.00	3-hr	\$ 270.00
EPIA's Owner Rep - Construction Manager (75% FTE)	\$ 212.04	3-hr	\$ 636.13
EPIA's Owner Rep - Field Representative (50% FTE)	\$ 191.10	4-hr	\$ 764.40
EPA's Owner Rep - ODE Mileage	\$ 0.70	40-miles	\$ 28.00
AMD Projected Revenue Building A & B (\$18/SF/YR)	\$ 0.049	00-SQF	\$ -
TOTAL			\$ 1,788.53
RECOMMENDED LIQUIDATED DAMAGES			\$ 1,790.00