

City of El Paso Capital Improvement Department



CITY OF EL PASO

El Paso Training Academy and Fire Department
Headquarters and Vehicle Maintenance and
Logistics Center –Solicitation 2022-0759R

Guaranteed Maximum Price (GMP)

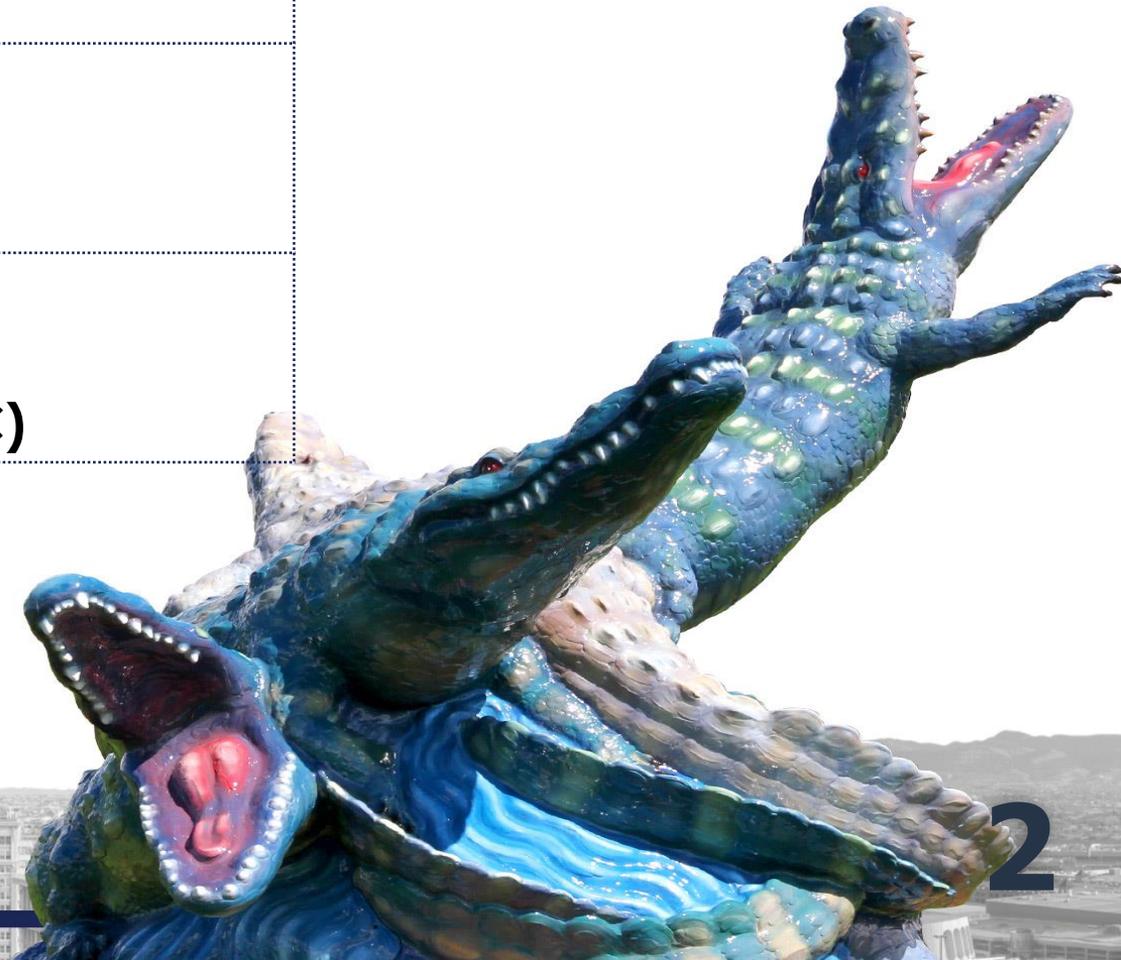
March 3, 2026



Project Details

Location:	Global Reach Dr.
District(s):	District 3
Total Construction Budget:	\$ 128,152,730.00
Funding Source:	Public Safety Bonds 2019 GO's Capital Asset Funding Community Progress Bond (Prop C)

34% of the value of the Public Safety Bond \$413 M



Public Safety Complex - Investment

August 13, 2019 City Council Action – Established direction to advance a modern Public Safety Complex to replace aging, functionally obsolete facilities

November 05, 2019 – Voters approved the issuance of General Obligation Bonds for Public Safety Facilities

This approval allowed the utilization of funds for the development of **50-Acre Integrated Public Safety Complex** that will provide:

- Consolidated operations and training functions
- Modern, purpose-built facilities
- Designed for 30–40 year lifecycle
- Scalable to meet future public safety demands

Project Details

Total Project Investment: **\$139,018,523.91**

This represents one of the most significant public safety infrastructure investments in the City's history

50-acre Public Safety Complex will provide state of the art facilities for the Police and Fire Academies as well as providing an appropriate space for education and training **for First Responders.**

This new training complex will house large classrooms for current and future classes, fire tower, an indoor shooting range, as well as a safe and appropriate environment for their training that will **increase the operational efficiency and safety** of police and fire personnel.

The new complex will provide **long-term benefits** by replacing aging facilities past useful life, reduce maintenance liability, improve operational coordination and response readiness, expand training capacity, and position El Paso public safety for decades.

Training Academy Facility & Headquarters ~\$200M

Project Challenges and Scope Optimization

Since authorization in 2019, the project advanced through:

COVID-19 Disruption

- Supply chain instability
- Construction market uncertainty

Historic Inflation

- Escalation in building materials (steel, concrete, mechanical systems)
- Labor cost increases
- Volatile pricing environment

Strategic Leadership Actions

- Phased sequence to manage escalation
- Continuous cost validation
- Scope alignment without compromising mission
- Cash-flow discipline

Results

Project progressed within financing thresholds



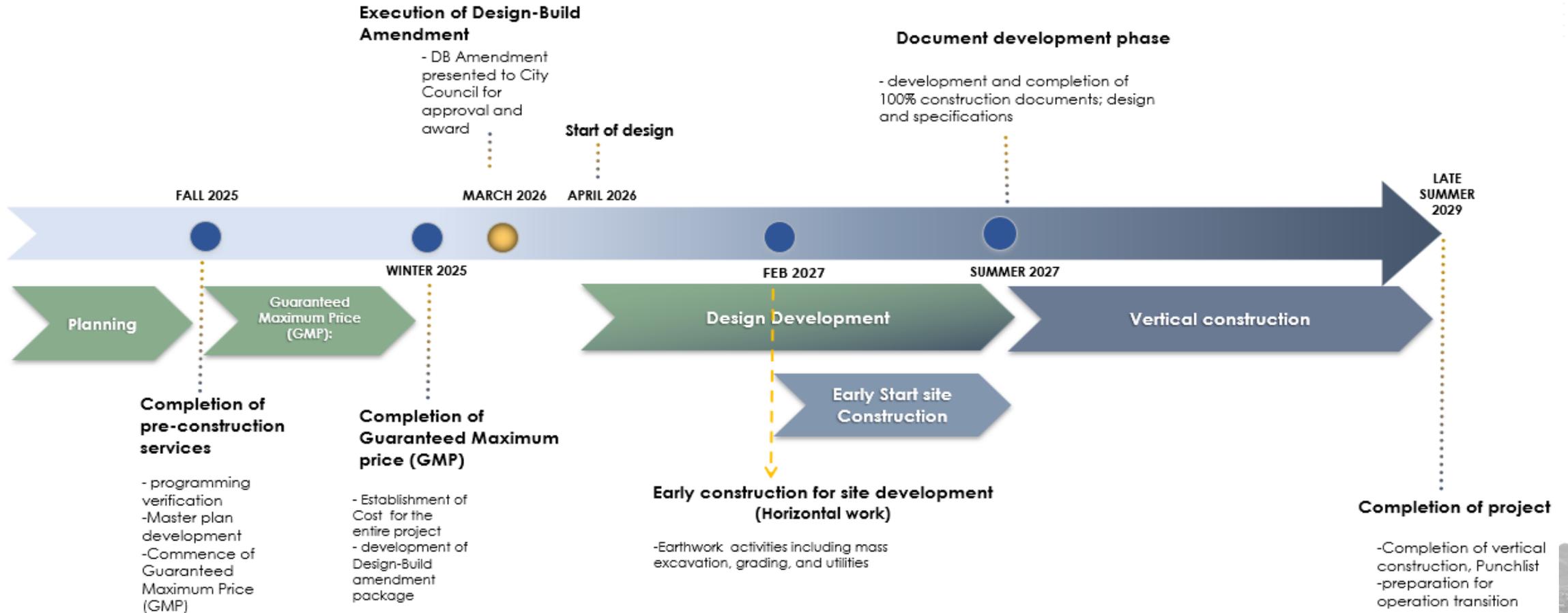
Design-Build Project Delivery

DESIGN BUILD (DB) – A project delivery method that combines architectural and engineering design services with construction performance under one contract.

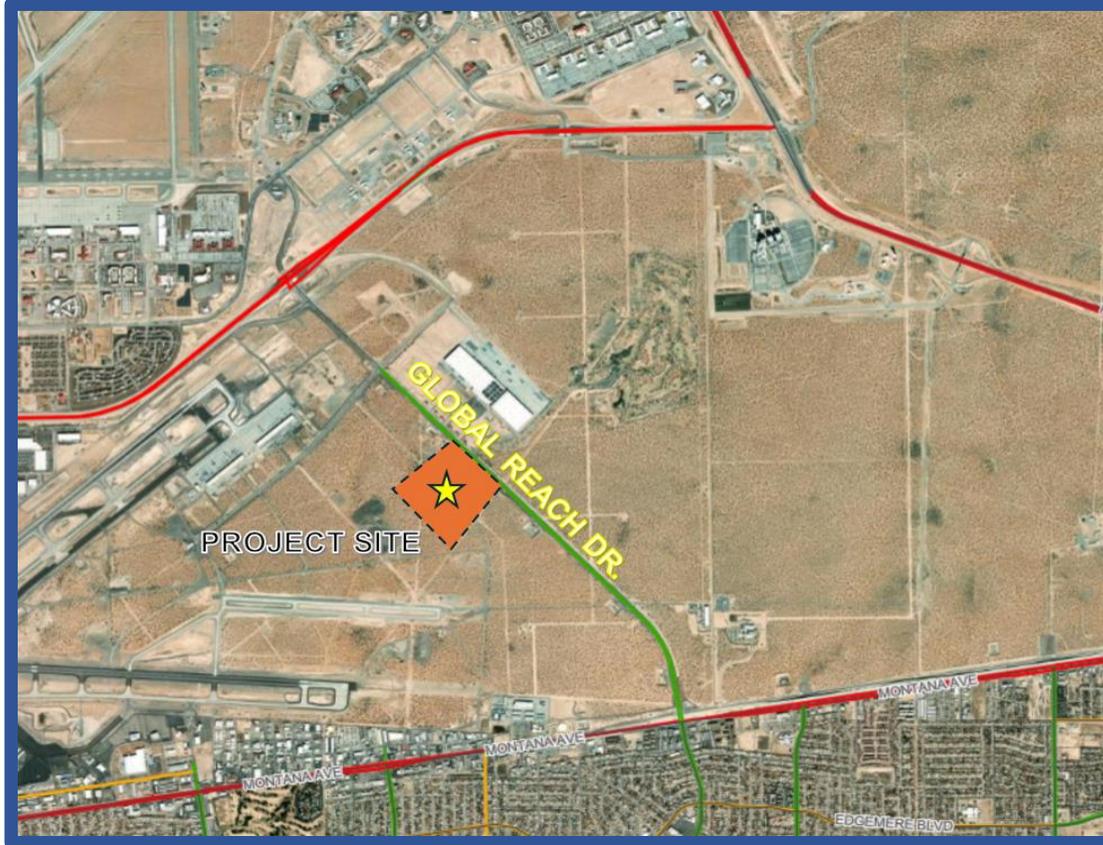
DESIGN BUILD PROJECT DELIVERY PHASES:

- Phase 1- Design development based on budget, programming requirements, preconstruction services and negotiations for Guaranteed Maximum Price (GMP)
- The GMP provides the following benefits:
 - Cost certainty
 - Defined scope
 - Risk allocation
 - Protection against further escalation
- Phase 2- Design and construction

Project Timeline



Project Location



The Public Safety Complex

- The overall site development area is approximately 50-acre campus in a 70-acre lot
- Located at Global Reach Drive between George Perry Blvd. and Montana Avenue

Scope of Work

Proposed Scope of work for this project includes but are not limited to:

FIRE DEPARTMENT

- Multi-story Residential/Commercial Drill Tower
- Vehicle Maintenance Building, Fire Logistics Support building and Fire Apparatus vehicle storage

POLICE DEPARTMENT

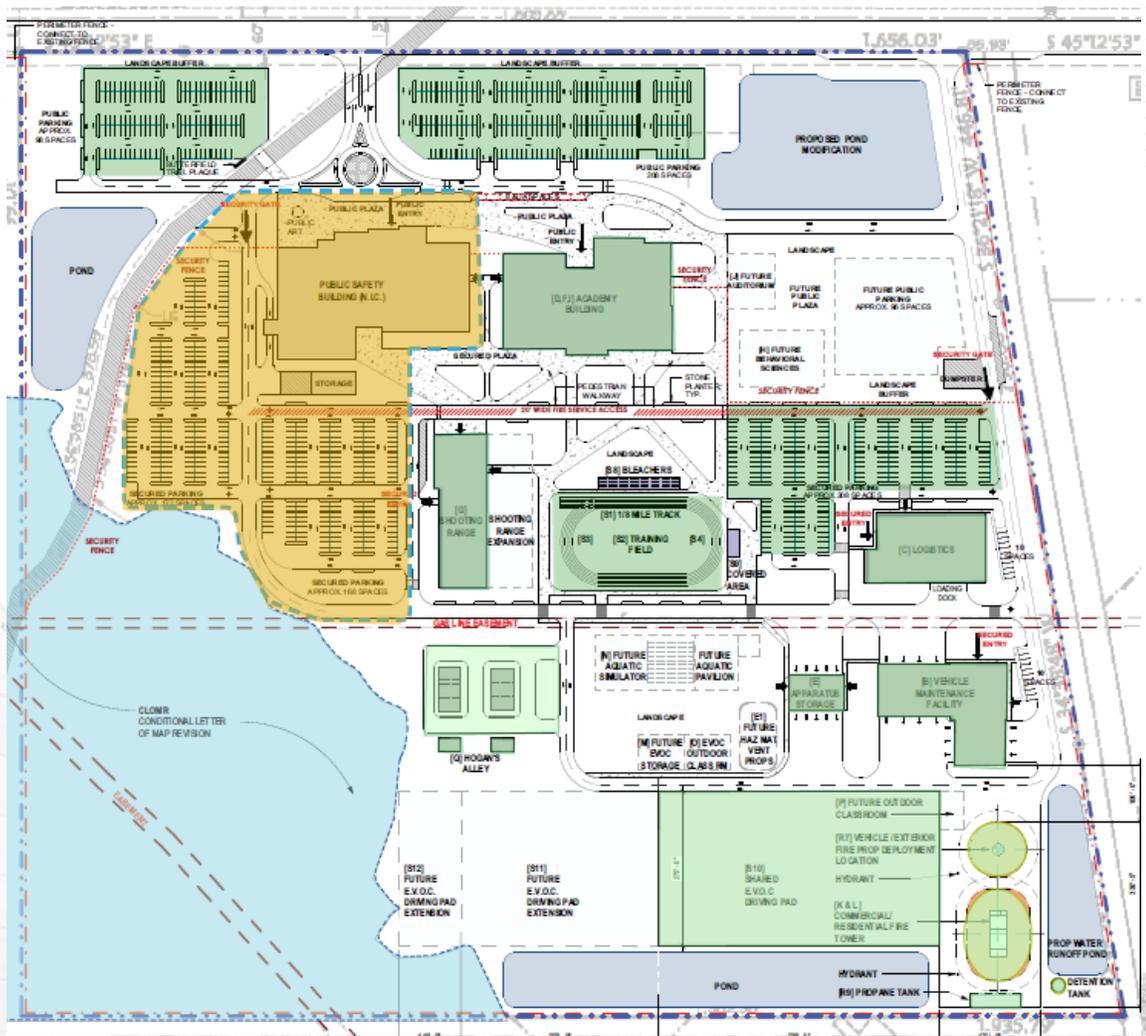
- Indoor dynamic shooting range with advanced technology and tactical training area.
- Driving pad

FIRE AND POLICE DEPARTMENT SHARED SPACES

- Training Academy building equipped classrooms with latest technology, forensic classroom, law enforcement simulator and fitness areas
- Hogan's Alley: Real-scenarios training areas of office space, bar, retail space, convenience store and residential
- Site improvements including Parking Area (secured and public), landscape and irrigation



Project Master Site Plan



For Council Approval DEVELOPMENT OF DESIGN BUILD PUBLIC SAFETY COMPLEX

- FD/PD Training Academy
- Indoor Shooting Range
- Hogan's Alley
- Combined Fire Tower (Residential/Commercial)
- Vehicle Maintenance
- Logistics & Warehouse
- Fire Apparatus Storage
- Shared E.V.O.C. Pad

- DEVELOPMENT OF FD&PD HEADQUARTERS (UNDER CMAR CONTRACT)**
- FD/PD Headquarters
 - PD Central Supply
 - Secure and Public Parking

Budget History

- **December 10, 2019** - City council allocated Public Safety Bond plan, proposed use of Bond funds were allocated for Police and Fire facilities
- **January 20, 2026** - City Council approved Budget Transfer of \$36,233,696,92 from the Public Safety Bond Savings and Investment Interest

PROJECT CONSTRUCTION COST	
Project Budget Construction/Inc. approved BT	\$ 102,921,753.01
Guaranteed Maximum Price	\$ 128,152,730.00
Shortfall	\$ (25,230,976.99)

Commitment to First Responders of ~\$200M investment for the Public Safety Complex, development of 50 acres to include training facilities and headquarters

Recommended Actions

Requested Action

For City Council to approve the contract amendment of the Guaranteed Maximum Price for the El Paso Training Academy and Fire Department Headquarters and Vehicle Maintenance and Logistics Center for an amount not to exceed \$ 128,152,730.00 between the City of El Paso and Jordan Foster Construction, LLC (Design-Builder)

MISSION



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

VISION



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



VALUES

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

MISIÓN



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

VISIÓN



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



VALORES

Integridad, Respeto, Excelencia,
Responsabilidad, Personas