



# City of El Paso Agenda Summary Form

Submitted On: Jun 11, 2026, 11:59AM EDT

City Clerk

<b>Department / Council Office</b>	Streets and Maintenance
<b>Agenda Date</b>	July 07, 2026
<b>Public Hearing Date</b>	
<b>Email of User Submitting Form</b>	garciage@elpasotexas.gov
<b>Contact Person</b>	Randy Garcia
<b>2nd Contact Person</b>	
<b>District(s) Affected</b>	District 8
<b>Agenda Item</b>	The award of Task Order 3V-1 for solicitation 2024-0124, Galatzan Recreational Center Gym Roof Improvements to Veliz Construction for a total estimated award of \$572,005.33. Approval will allow the City to proceed with planned roofing improvements that expand operational life of the building and increase public safety operational efficiency in District 8.
<b>Issue Statement</b>	<p>City Council is asked to approve the award of a construction contract for Galatzan Recreational Center Gym Roof Improvements.</p> <p>Approval of this project will help protect City infrastructure, reduce the risk of further water damage, minimize future maintenance costs, and improve the long-term reliability and usability of the recreation center for the public.</p>
<b>Background</b>	<p>This project consists of the replacement of the existing deteriorated roof system over the gymnasium portion of Galatzan Recreation Center. The current roof has experienced significant deterioration, including membrane failure, poor drainage conditions, and ongoing water intrusion into the facility.</p> <p>A recent assessment identified areas where the existing roofing membrane is no longer properly adhered, causing movement and instability within the system. The roof drains and drain piping are also in poor condition and may be contributing to continued water infiltration. Interior observations within the gymnasium show visible staining and damage consistent with active and/or previous roof leaks.</p> <p>The proposed work includes full removal of the existing roof system down to the structural deck, replacement of deteriorated drainage components, installation of a new asphalt built-up roofing system, parapet coping improvements, and related roofing accessories intended to improve long-term durability and protection of the facility.</p>
<b>Council Options</b>	<ol style="list-style-type: none"><li>1. Approve the award as presented.</li><li>2. Decline approval and direct staff to return to alternative options.</li></ol>
<b>Committee Review and/or Recommendation</b>	This item was not reviewed by a City Council committee.
<b>Community and Stakeholder Outreach (if applicable, as an attachment) – please include</b>	Coordination is continuous during the maintenance and repair process with staff at the recreational center. Walk through on April 8, 2026 was conducted with Parks staff.
<b>Related City Policies</b>	N/A
<b>Prior Council Action</b>	On July 30, 2024, City Council approved the award of Contract 2024-0124 Job Order Contracting and Facilities Construction to Noble General Contractors, LLC, Veliz Company, LLC dba Veliz Construction, Amstar, Inc., Jordan Foster Construction, LLC and Mirador Enterprises, Inc. for a cumulative amount of \$40,000,000.00 for an initial two (2) year term with three (3), one (1) year extensions.
<b>The City Attorney's Office has reviewed the documents and signed off on the necessary forms</b>	No
<b>Amount and Source of Funding</b>	Amount: \$572,005.33 Funding Source: Capital Projects Account: 532 - 4930 - 532000 - 31040 - PIFSAMFAC
<b>Enter the elected official's name followed by the amount donated.</b>	N/A
<b>For More Information</b>	Randy Garcia 915-212-7005 GarciaRX5@elpasotexas.gov

## CITY OF EL PASO CHANGE ORDER and CHANGE QUANTITY NOTICE LOG

Project Name: Galatzan Recreational Center Gym Roof Improvements  
 Solicitation (Contract) No: 2024-0124V  
 Project Number: PIFSAMFAC  
 PO No.:  
 Contractor: Valiz Construction

Original Contract		
Notice to Proceed:	TBD	
Substantial Completion Period:	90	Consecutive Calendar Days
Substantial Completion Date:	#VALUE!	
Final Completion Period:	100	Consecutive Calendar Days
Final Completion Date:	#VALUE!	
Contract Amount	\$ 572,005.33	
Contingency Budget:		

Modified Contract		
Total Days Added:	0	Consecutive Calendar Days
Substantial Completion Period:	90	Consecutive Calendar Days
Substantial Completion Date:	#VALUE!	
Final Completion Date:	#VALUE!	
Total Cost Added:	\$0.00	
Remaining Contingency:	\$0.00	
Change Order Percentage:	0.00%	

CO #	Date	Description	Days	Cost
1	5/19/2026	Task order #3V-1 will incorporate the construction documents into the Job Order Contracting and Facilities Construction Contract No. 2024-0124 dated July 30, 2024. This task order does not change the overall contract. The task order will be issued for the Scope of Work listed b	0	\$0.00
2	1/0/1900	0	0	\$0.00
3	1/0/1900	0	0	\$0.00
4	1/0/1900	0	0	\$0.00
5	1/0/1900	0	0	\$0.00
6	1/0/1900	0	0	\$0.00
7	1/0/1900	0	0	\$0.00
8	1/0/1900	0	0	\$0.00
9	1/0/1900	0	0	\$0.00
10	1/0/1900	0	0	\$0.00
11	1/0/1900	0	0	\$0.00
12	1/0/1900	0	0	\$0.00
13	1/0/1900	0	0	\$0.00
14	1/0/1900	0	0	\$0.00
15	1/0/1900	0	0	\$0.00
16	1/0/1900	0	0	\$0.00
17	1/0/1900	0	0	\$0.00
18	1/0/1900	0	0	\$0.00
19	1/0/1900	0	0	\$0.00
20	1/0/1900	0	0	\$0.00

**SUBTOTAL FOR CHANGE ORDERS:** 0      \$0.00

CQN #	Date	Description	Days	Cost
1	1/0/1900	0	0	\$0.00
2	1/0/1900	0	0	\$0.00
3	1/0/1900	0	0	\$0.00
4	1/0/1900	0	0	\$0.00
5	1/0/1900	0	0	\$0.00
6	1/0/1900	0	0	\$0.00
7	1/0/1900	0	0	\$0.00
8	1/0/1900	0	0	\$0.00
9	1/0/1900	0	0	\$0.00
10	1/0/1900	0	0	\$0.00

**SUBTOTAL FOR CHANGE QUANTITY NOTICES:** 0      \$0.00

# CITY OF EL PASO CONSTRUCTION CHANGE ORDER

CONSTRUCTION CHANGE ORDER NO.: 1      DATE: May 19, 2026       SCOPE CHANGE  
 PROJECT: Galatzan Recreational Center Gym Roof Improvements      SOLICITATION #: 2024-0124V       CONSTRUCTION CHANGE

Original Contract Amount: \$ <u>572,005.33</u>	Original Contract Substantial Completion Date: <u>#VALUE!</u>
Net Change by previous Change Orders: \$ <u>-</u>	Total days added due to Change Orders and CQN's: <u>0</u>
Net Change by previous Construction Quantity Notices: \$ <u>-</u>	Total days added for this Change Order: <u>0</u>
New Amended Contract Amount: \$ <u>572,005.33</u>	New Substantial Completion Date: <u>#VALUE!</u>
Total amount added for this Change Order: \$ <u>-</u>	
Change Order Percentage: <u>0.00%</u>	

**Existing Drawing Reference:**

N/A

**Existing Specification Reference:**

N/A

**New Drawings/Specifications Reference:**

Refer to attached scope of work for Galatzan Recreational Center Gym Roof Improvements dated 04/28/2026.

**Detailed Scope of Work of the Change Order:**

Task order #3V-1 will incorporate the construction documents into the Job Order Contracting and Facilities Construction Contract No. 2024-0124 dated July 30, 2024. This task order does not change the overall contract. The task order will be issued for the Scope of Work listed below or in the attachments.

A separate Notice to Proceed will be issued upon approval of necessary Bonds and Insurance as required by the contract.

Scope of Work: Refer to attached scope of work dated 04/28/2026.

Agreed cost proposal for Task #3V-1: \$572,005.33

Construction Time: 90 consecutive calendar days to Substantial Completion, 10 additional days for Final Completion for a total of One Hundred (100) consecutive calendar days


Liquidated Damages: \$2,500 per day if work is not completed within the agreed construction time period

**Unless specifically noted, this change order addresses all compensation for time and money including all direct and indirect costs associated with the scope of work noted above.**

CONSECUTIVE CALENDAR DAYS ADDED TO COMPLETION TIME:       TOTAL CHANGE ORDER AMOUNT:


**CONTRACTOR (OWNER/AUTHORIZED OWNER REPRESENTATIVE)**

I, Omar Veliz, President, of Veliz Construction agree and accept the terms and conditions of this change order.      Date: 5-28-26

Signature: 

**CITY OF EL PASO (CITY ENGINEER)**

I, Yvette Hernandez, P.E. of the City of El Paso hereby authorize and direct the Contractor to proceed with additional work as described in this form.      Date: 5/29/26

Signature: 

# CITY OF EL PASO CONSTRUCTION CHANGE ORDER- Pg. 2

CONSTRUCTION CHANGE ORDER NO.: 1 DATE: May 19, 2026  SCOPE CHANGE  
 PROJECT: Galatzan Recreational Center Gym Roof Improvements SOLICITATION #: 2024-0124V  CONSTRUCTION CHANGE

**Method Utilized for Implementing change:**

- Unit Bid Prices
- Lump Sum ✓
- Actual Cost (Force Account)

Identified by:  CID  Contractor  User Dept.

Type of Change Order:  User Request Error & Omission  Value Engineering  Differing Site  CID Initiated  Contractor Initiated

Contractors Proposal Cost: \$572,005.33 ✓  
 Final Negotiated Amount: \$572,005.33

Time Requested: 100 Consecutive Calendar Days  
 Time Justified: 100 Consecutive Calendar Days ✓

**Reason/Justification for Change Order:**

This task to incorporate the Galatzan Recreational Center Gym Roof Improvements scope of work into the 2024-0124 Job Order Contracting and Facilities Construction Contract. The change order will not change the overall contract amount

Cost: Cost was justified by Streets and Maintenance review and approval

Time: the construction time frame of 100 days was compared to projects of similar scope.

- Attachments:  RFI  Final Contractor proposal  Schedule  
 RFP  Budget Status Report (PeopleSoft)  Change Order Log  
 ASI (if applicable)  Independent Cost Estimate  Utility Commitment Letter (if applicable)

**AS A RESULT OF THIS CHANGE ORDER, PLEASE MAKE THE FOLLOWING ADJUSTMENT TO THE PURCHASE ORDER:**

PO LINE	ADDED AMOUNT	ACCOUNT

TOTAL NET CHANGE TO PURCHASE ORDER: \$0.00 C.O. Amount \$0.00

**Additional Funding/Direction:**

Project Manager: Marcos Velá 5-27-2026  
Date  
 Division Manager: Victor Rivera 5-27-2026  
Date  
 Assistant Director: Gilbert Guerrero 5/27/2026  
Date



# Streets and Maintenance Department

## REQUEST FOR PROPOSAL

**MAYOR**  
Renard U. Johnson

March 30, 2026

**CITY COUNCIL**

**District 1**  
Alejandra Chávez

**District 2**  
Dr. Josh Acevedo

**District 3**  
Deanna M. Rocha

**District 4**  
Cynthia Boyar Trejo

**District 5**  
Ivan Niño

**District 6**  
Art Fierro

**District 7**  
Lily Limón

**District 8**  
Chris Canales

**CITY MANAGER**  
Dionne Mack

Veliz Company, LLC dba Veliz Construction  
Attn: Omar Veliz – President  
2910 Gateway East  
El Paso, TX 79905

**Project Name:** Contract 2024-0124 Job Order Contracting – Galatzan Recreation Center Re-Roof

Dear Mr. Veliz,

Under the Streets and Maintenance Job Order Contracting and Facilities Construction contract # 2024-0124, you are requested to submit a proposal by or before April 6, 2026 for accomplishing the following scope of work:

Work will include but not limited to all listed in Attachment A – Project Scope for Galatzan Recreation Center Re-Roof.

Per item K "Cost Estimating" page 14 of the contract, the contractor must use the latest version of R.S. Means Facilities Construction Cost Data to provide the cost estimate.

Per item 8 "Time of Completion and Liquidated Damages" page 16 of the contract. The duration of the work will be 90 consecutive calendar days to substantial completion. 10 Days additional for final completion.

Liquidated damages in the amount of \$2,500 per day will be assessed if work is not completed within the agreed substantial time frame

Should you have any questions contact Marcos Vela, Quality Assurance Manager, at (915) 212-6750, Marco Murillo, Facilities Superintendent at (915) 479-4636 or Victor Rivera, City Facilities Manager at (915) 472-5965.

Sincerely,

Victor Rivera  
City Facilities Manager

Cc: Rene Baraza, Assistant Director of Streets and Maintenance Dept.  
Gretchen Garcia, Contract Compliance Manager  
Construction Manager  
Project file

**Randy Garcia – Director**

Streets and Maintenance | MSC, 7968 San Paulo | El Paso, TX 79907

O: (915) 212-7066 | Email: GarciaRX5@elpasotexas.gov



DELIVERING EXCEPTIONAL SERVICES

Customer

Veliz Construction  
2910 Gateway Blvd. E.  
El Paso, TX  
79905, US  
(915) 219-4000

Prepared By:  
Oscar Saenz  
(915) 219-4000  
osaenz@velizconstruction.com

City of El Paso  
218 N Campbell St.  
El Paso, Texas  
79901, United States

Gretchen Garcia  
(915) 493-5483  
GarciaGE@elpasotexas.gov

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Project: **Galatzan Recreation Center Re-Roof // Phase 1 - Gym**

### Scope of Work

- Protect surroundings
  - Protect the surrounding areas including sidewalks and vegetations. The contractor shall maintain a safe work area around the facility
- Removal/Disposal
  - Contractor will be responsible for removal and disposal of all old/existing roofing materials and debris that are being removed such as, drip edge, roofing material, underlayment, pipe flashings, wind turbines, ISO board, etc. Contractor is also responsible to assure the removal of nails from facility surroundings
- Decking
  - If there is a need to replace damaged existing decking, replace with metal B-Deck or equal to existing
- Furnish New
  - Furnish and nail new ISO board, Furnish and install new roofing material, and new galvanized drip edge, furnish and replace all goose necks, pipe flashings, and any other appurtenances.

Install new coping metal system with continuous cleat and sealed joints.

Install walking pads at all serviceable roof top equipment access paths.

- Apply
  - 3-ply Hot Mop Built-Up Roofing (BUR) system with fiberglass ply sheets, installed in hot asphalt, including base sheet, interplay asphalt application, proper flashing at penetrations, and finished with a 100% silicone reflective roof coating.

Extend roofing membrane up and over the parapet walls and terminate on the exterior face with metal coping.

Perform minimum 30 minutes water test.

- New Roof Drains
  - Demolish Existing Drains and Horizontal Branches
  - Furnish and Install New Roof Drains and Horizontal Branches
  - Vertical Branches are in good shape in order to remain.

#### Included (+)

1. 1. **Removal of Existing Roofing Material:** Complete removal and proper disposal of the existing roofing system, including shingles, underlayment, flashing, and any damaged decking, as required.
2. 2. **Inspection and Repair of Roof Decking:** Inspection of the underlying roof structure and replacement or repair of any deteriorated or damaged decking to ensure a sound substrate.
3. 3. **Installation of New Roofing System:** Installation of the specified new roofing materials (e.g., shingles, membrane, underlayment, flashing, drip edge) in accordance with manufacturer specifications and applicable codes.
4. 4. **Flashing and Penetration Sealing:** Proper installation and sealing of flashing around all roof penetrations, including vents, chimneys, and skylights, to prevent water intrusion.
5. 5. **Gutter and Drainage System Integration:** Reconnection or replacement of gutters, downspouts, and roof drains as needed to ensure effective drainage.
6. 6. **Site Cleanup:** Removal of all debris, nails, and construction materials from the site, including sweeping with magnets for stray nails, to leave the area clean and safe.
7. 7. **Roof Inspection Report:** Final inspection report documenting compliance with specifications, including photographs of key milestones and details.
8. 8. **Warranty and Documentation Package:** Delivery of manufacturer and contractor warranties for roofing materials and labor, along with maintenance guidelines and roofing system information.
9. 9. **Owner Sign-Off:** Formal sign-off or acceptance by the Facilities Department (Owner), confirming that the roof installation meets all requirements and is complete.
10. 10. **Final Invoice:** Submission of a final invoice outlining all completed work, associated costs, and confirmation of any outstanding balances or change orders.

#### Excluded (-)

1. Relocation or protection of interior equipment, furniture, or personal belongings inside the Recreation Center is not included in the scope of work for this re-roofing project. It is the responsibility of building staff to prepare the building by securing or covering items that could be affected by potential dust, noise, or incidental movement caused by roof work. Additionally, repairs or modifications to HVAC units, electrical systems, or communications equipment mounted on the roof are not part of this contract unless specifically identified in the project scope.

#### Notes

Proposal was Prepared Based on the SOW provide by COEP on 3/30/2026 and Roof Drains Request on 4/20/2026 via email.

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**Summary**

Subtotal	\$571,917.18
Coefficient	\$82,927.99
Discount	-\$100,000.00
Bonding	\$17,160.16

**\$572,005.33**



## CONSTRUCTION

### Unit Division Summary

### Galatzan Recreation Center Re-Roof -- Gym

Line Number	Long Description	Quantity	Unit Of Measure	Extended Material	Extended Labor	Extended Equipment	Extended Total	Total
015419500100	Crane crew, daily use for small jobs, 12-ton truck-mounted hydraulic crane, portal to portal	2.00	Day	\$0.00	\$766.36	\$4,827.56	\$5,593.92	
015433400030	Rent aerial lift, scissor type, to 30' high, 1200 lb. capacity, electric, Incl. Hourly Oper. Cost.	2.00	Week	\$0.00	\$0.00	\$1,674.40	\$1,674.40	
015433400100	Rent aerial lift, telescoping boom to 40' high, 500 lb. capacity, diesel, Incl. Hourly Oper. Cost.	2.00	Month	\$0.00	\$0.00	\$10,628.14	\$10,628.14	
015433602500	Rent crane truck mounted, hydraulic, 25 ton capacity, Incl. Hourly Oper. Cost.	2.00	Day	\$0.00	\$0.00	\$8,187.92	\$8,187.92	
015626500100	Temporary fencing, chain link, 6' high, 11 ga	120.00	L.F.	\$555.60	\$216.00	\$0.00	\$771.60	
017613200020	Temporary protection, flooring, taped seams, 1/8" tempered hardboard	600.00	S.F.	\$258.00	\$270.00	\$0.00	\$528.00	
024113380090	Selective demolition, water & sewer piping & fittings, concrete pipe, 4"-10", diameter, excludes excavation	292.00	L.F.	\$0.00	\$1,617.68	\$370.84	\$1,988.52	
024119190910	Selective demolition, rubbish handling, dumpster, alternate pricing method, delivery, average for all sizes, cost to be added to demolition cost	37.00	Ea.	\$2,775.00	\$0.00	\$0.00	\$2,775.00	
024119190920	Selective demolition, rubbish handling, dumpster, alternate pricing method, haul, average for all sizes, includes one dump per week, cost to be added to demolition cost	37.00	Ea.	\$8,695.00	\$0.00	\$0.00	\$8,695.00	
024119190950	Selective demolition, rubbish handling, dumpster, alternate pricing method, disposal fee per ton, average for all sizes, cost to be added to demolition cost	259.00	Ton	\$22,792.00	\$0.00	\$0.00	\$22,792.00	
024119192000	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	544.00	C.Y.	\$0.00	\$19,192.32	\$0.00	\$19,192.32	
047210100800	Aluminum coping, stock units, for 12" wall, excludes scaffolding	908.00	L.F.	\$2,878.36	\$6,737.36	\$0.00	\$9,615.72	
053123503100	Metal roof decking, steel, open type B wide rib, galvanized, over 500 Sq. 1-1/2" D, 16 gauge	1,600.00	S.F.	\$5,024.00	\$624.00	\$64.00	\$5,712.00	
070150101600	Roof coating, reflective, white, elastomeric, 50 SF/gallon	640.00	Gal.	\$13,241.60	\$0.00	\$0.00	\$13,241.60	
070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	454.00	S.F.	\$0.00	\$458.54	\$0.00	\$458.54	



## CONSTRUCTION

### Unit Division Summary

#### Galatzan Recreation Center Re-Roof -- Gym

Line Number	Long Description	Quantity	Unit Of Measure	Extended Material	Extended Labor	Extended Equipment	Extended Total	Total
070505102370	Selective demolition, thermal and moisture protection, roof edge, sheet metal coping, up to 12" wide	908.00	L.F.	\$0.00	\$1,107.76	\$0.00	\$1,107.76	
070505102470	Selective demolition, thermal and moisture protection, roof insulation board, over 2" thick	128,000.00	B.F.	\$0.00	\$24,320.00	\$0.00	\$24,320.00	
070505102520	Selective demolition, thermal and moisture protection, roof insulation board, to 2" thick	16,000.00	S.F.	\$0.00	\$6,080.00	\$0.00	\$6,080.00	
070505103420	Selective demolition, thermal and moisture protection, roofing, built-up, 3-ply, excluding gravel	160.00	Sq.	\$0.00	\$9,451.20	\$0.00	\$9,451.20	
072216100110	Roof deck insulation, fiberboard high density, 1/2" thick, R1.3, fastening excluded	16,000.00	S.F.	\$8,320.00	\$3,840.00	\$0.00	\$12,160.00	
072216101765	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	128,000.00	B.F.	\$200,960.00	\$21,760.00	\$0.00	\$222,720.00	
072216103090	Roof deck insulation, fastening alternatives, full mop asphalt	160.00	Sq.	\$2,758.40	\$1,665.60	\$691.20	\$5,115.20	
072216103130	Roof deck insulation, fastening alternatives, 4" OC beads, low-rise polyurethane	160.00	Sq.	\$49,180.80	\$1,635.20	\$0.00	\$50,816.00	
075113203200	Built-up roofing systems, asphalt flood coat, smooth surface, coated glass fiber base sheet & 3 plies glass fiber felt (type IV), mopped	160.00	Sq.	\$26,532.80	\$17,067.20	\$5,771.20	\$49,371.20	
075216101650	SBS modified bituminous membrane, granulated walk pad, 180 to 220 mils	245.00	S.F.	\$690.90	\$230.30	\$0.00	\$921.20	
075610100080	Elastomeric roofing, primer, on foam or modified bitumen, 2 coats, if required	16,000.00	S.F.	\$14,080.00	\$8,000.00	\$0.00	\$22,080.00	
076510109320	Sheet metal flashing, steel sheets, flexible, galvanized, 20 gauge, including up to 4 bends	454.00	S.F.	\$1,248.50	\$957.94	\$0.00	\$2,206.44	
220505100764	Cleanouts and drains, 5" thru 8" diameter, selective demolition	8.00	Ea.	\$0.00	\$575.04	\$0.00	\$575.04	
221113741960	Pipe, plastic, PVC, 6" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	292.00	L.F.	\$5,918.84	\$5,349.44	\$0.00	\$11,268.28	
221113762860	Elbow, 90 Deg., plastic, PVC, white, socket joint, 6", schedule 40	8.00	Ea.	\$371.84	\$516.64	\$0.00	\$888.48	
221316803050	Vent flashing, neoprene, one piece, 3" pipe	34.00	Ea.	\$257.38	\$643.96	\$0.00	\$901.34	
221426134380	Drain, roof, integral expansion joint, cast iron body, 12" cast iron dome, 6" pipe size	8.00	Ea.	\$5,221.92	\$1,912.72	\$0.00	\$7,134.64	
230505105100	Roof top air conditioner, up thru 10 ton, selective demolition	8.00	Ea.	\$0.00	\$4,150.00	\$0.00	\$4,150.00	



**CONSTRUCTION**

Unit Division Summary

Galatzan Recreation Center Re-Roof – Gym

Line Number	Long Description	Quantity	Unit Of Measure	Extended Material	Extended Labor	Extended Equipment	Extended Total	Total
237433101160	Rooftop air conditioner, single zone, electric cool, gas heat, 10 ton cooling, 200 MBH heating, includes, standard controls, curb and economizer	8.00	Ea.	\$0.00	\$13,068.00	\$0.00	\$13,068.00	
							\$556,189.46	
							SubTotal (ExtendedTotal)	\$556,189.46
							Grand Total	\$556,189.46

Report ID: GLS8020  
 Bus. Unit: CEP01--City of El Paso  
 Ledger Grp: DETAIL\_CC -- EXPENSE DETAIL LEDGER  
 Currency : USD  
 Chartfields Criteria  
 Budget Period: ALLYEARS  
 Program: P3120

Department: 532  
 Project: PIFSAMFAC

PeopleSoft GL  
 BUDGET STATUS REPORT

Page No. 1  
 Run Date 05/14/2026  
 Run Time 09:34:56

Fund: 4930

Division: 31040

Account: 532000

<u>Budget Period</u>	<u>Department</u>	<u>Fund</u>	<u>Division</u>	<u>Account</u>	<u>Budget</u>	<u>Assoc Revenue</u>	<u>PreEncumbrance</u>	<u>Encumbrance</u>	<u>Expense</u>	<u>Remaining</u>
<u>Program</u>	<u>Project</u>	<u>Acct Descr</u>								
ALLYEARS	532	4930	31040	532000						
P3120	PIFSAMFAC	BUILDINGS FACILITIES MAINT REP			5,800,070.00	0.00	183,358.63	1,461,976.41	0.00	4,154,734.96
Grand Total :					5,800,070.00	0.00	183,358.63	1,461,976.41	0.00	4,154,734.96

End of Report



# Independent Cost Estimate

Contract Name: Contract 2024-0124 - Galatzan Rec Center Gym Roof Improvements

Department: Streets & Maintenance

Name: Gretchen Garcia

Title: Contract Compliance Manager

Date Completed: 3/15/2026

Strategic Goal: Goal 7 - Enhance and Sustain El Paso's Infrastructure Network

Subsection: 7.2 Improve competitiveness through infrastructure improvements impacting the quality of life

Presented with this ICE is: Scope of Work

Total Contract Estimated Amount: \$50,000 and above

### Contract Funding Source:

Federally Funded Contract/Project

FTA: \_\_\_\_\_

FAA: \_\_\_\_\_

CDBG: \_\_\_\_\_

TXDOT: \_\_\_\_\_

Other: \_\_\_\_\_

Grant Period: \_\_\_\_\_

Obligation Date: \_\_\_\_\_

NA

Grant Procurement Regulations Attached

Non-Federal Funds

Funding Name: Capital Projects

NA

Funding Procurement Regulations Attached

General Fund

Account Name: \_\_\_\_\_

### Estimate has been developed as follows:

Published catalog or price list (attach pertinent catalog or price list pages)

Historical Data: Recent prices for the same or similar good and/or service

Contract Number: \_\_\_\_\_

Use this link to calculate actual price including inflation for 1 year old data: [https://www.bls.gov/data/inflation\\_calculator.htm](https://www.bls.gov/data/inflation_calculator.htm)

Consultant / Estimator

Market/Online Research: Online Market Research via various websites

Yes

Proper Backup Documentation Attached for any of the selected options above



# Independent Cost Estimate

## Cost Estimate Details:

Item Number	Item Description	Unit of Measure	Unit Estimated Price	Additional Comments
1	Crane crew, daily use for small jobs, 12-ton truckmounted hydraulic crane, portal to portal	Day	\$ 3,500.00	Online Market Research - google.com
2	Rent aerial lift, scissor type, to 30' high, 1200 lb. capacity, electric, Incl. Hourly Oper. Cost.	Week	\$ 600.00	Online Market Research - google.com
3	Rent aerial lift, telescoping boom to 40' high, 500 lb. capacity, diesel, Incl. Hourly Oper. Cost.	Month	\$ 4,800.00	Online Market Research - google.com
4	Rent crane truck mounted, hydraulic, 25 ton capacity, Incl. Hourly Oper. Cost.	Day	\$ 3,000.00	Online Market Research - google.com
5	Temporary fencing, chain link, 6' high,	LF	\$ 15.00	Online Market Research - google.com
6	Temporary protection, flooring, taped seams, 1/8" tempered hardboard	SF	\$ 1.75	Online Market Research - google.com
7	Selective demolition, water & sewer piping & fittings, concrete pipe, 4"-10", diameter, excludes excavation	SF	\$ 7.00	Online Market Research - google.com
8	Selective demolition, rubbish handling, dumpster, alternate pricing method, delivery, average for all sizes, cost to be added to demolition cost	Each	\$ 800.00	Online Market Research - google.com
9	Selective demolition, rubbish handling, dumpster, alternate pricing method, haul, average for all sizes, includes one dump per week, cost to be added to demolition cost	Each	\$ 800.00	Online Market Research - google.com
10	Selective demolition, rubbish handling, dumpster, alternate pricing method, disposal fee per ton, average for all sizes, cost to be added to demolition cost	Ton	\$ 800.00	Online Market Research - google.com
11	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	CY	\$ 800.00	Online Market Research - google.com
12	Aluminum coping, stock units, for 12" wall, excludes scaffolding	LF	\$ 50.00	Online Market Research - google.com



## Independent Cost Estimate

13	Metal roof decking, steel, open type B wide rib, galvanized, over 500 Sq, 1-1/2" D, 16 gauge	SF	\$ 7.00	Online Market Research - google.com
14	Roof coating, reflective, white, elastomeric, 50 SF/gallon	Gal	\$ 36.00	Online Market Research - google.com
15	Selective demolition, thermal and moisture protection, flashing, sheet metal	SF	\$ 10.00	Online Market Research - google.com
16	Selective demolition, thermal and moisture protection, roof edge, sheet metal coping, up to 12" wide	LF	\$ 0.52	Online Market Research - google.com
17	Selective demolition, thermal and moisture protection, roof insulation board, over 2" thick	BF	\$ 0.35	Online Market Research - google.com
18	Selective demolition, thermal and moisture protection, roof insulation board, to 2" thick	SF	\$ 1.47	Online Market Research - google.com
19	Selective demolition, thermal and moisture protection, roofing, built-up, 3-ply, excluding gravel	SF	\$ 15.00	Online Market Research - google.com
20	Roof deck insulation, fiberboard high density, 1/2" thick, R1.3, fastening excluded	SF	\$ 0.63	Online Market Research - google.com
21	Roof deck insulation, polyisocyanurate, tapered for drainage, fastening excluded	SF	\$ 2.50	Online Market Research - google.com
22	Roof deck insulation, fastening alternatives, full mop asphalt	SF	\$ 13.00	Online Market Research - google.com
23	Roof deck insulation, fastening alternatives, 4" OC beads, low-rise polyurethane	SF	\$ 10.50	Online Market Research - google.com
24	Built-up roofing systems, asphalt flood coat, smooth surface, coated glass fiber base sheet & 3 plies glass fiber felt (type IV), mopped	SF	\$ 7.50	Online Market Research - google.com
25	SBS modified bituminous membrane, granulated walk pad, 180 to 220 mils	SF	\$ 8.00	Online Market Research - google.com
26	Elastomeric roofing, primer, on foam or modified bitumen, 2 coats, if required	SF	\$ 5.00	Online Market Research - google.com
27	Sheet metal flashing, steel sheets, flexible, galvanized, 20 gauge, including up to 4 bends	SF	\$ 9.00	Online Market Research - google.com



# Independent Cost Estimate

28	Cleanouts and drains, 5" thru 8" diameter, selective demolition	Each	\$ 5,000.00	Online Market Research - google.com
29	Pipe, plastic, PVC, 6" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	LF	\$ 7.50	Online Market Research - google.com
30	Elbow, 90 Deg., plastic, PVC, white, socket joint, 6", schedule 40	Each	\$ 49.12	Online Market Research - google.com
31	Vent flashing, neoprene, one piece, 3" pipe	Each	\$ 77.94	Online Market Research - google.com
32	Drain, roof, integral expansion joint, cast iron body, 12" cast iron dome, 6" pipe size	Each	\$ 2,251.99	Online Market Research - google.com
33	Rooftop air conditioner, up thru 10 ton, selective demolition	Each	\$ 32,000.00	Online Market Research - google.com
34	Rooftop air conditioner, single zone, electric cool, gas heat, 10 ton cooling, 200 MBH heating, includes, standard controls, curb and economizer	Each	\$ 40,000.00	Online Market Research - google.com

This independent cost estimate was completed by comparing unit prices, not lump sums. The purchase is justified as the costs from RS Means, with the vendor's coefficient, is reasonable as compared to online market research.

The daily cost for a crane crew with a 12-ton-capacity machine generally ranges from **\$1,500 to \$3,500 per day**. Smaller boom trucks and crane rentals typically cost between \$200 and \$500 per hour, often with a 4-hour minimum. [BigRentz +4](#)

Weekly rental costs for an aerial scissor lift typically range from **\$200 to \$1,500**, with most standard indoor electric models averaging **\$350 to \$600 per week**. Rates depend on height, fuel type, and capacity, with smaller 13–19 ft electric lifts costing less than large, 40+ ft rough-terrain diesel models. [MacAllister Rentals +4](#)

#### Weekly Rental Cost Breakdown (2026 Estimates)

- **Small/Indoor Electric (13'–19')**: \$275–\$500 per week.
- **Mid-Size/Rough Terrain (26')**: Approx. \$400–\$600 per week.
- **Large/High Reach (40'+)**: \$700–\$1,200+ per week. [BigRentz +4](#)

#### Key Factors Influencing Cost

- **Indoor vs. Outdoor**: Electric scissor lifts (for slabs/indoor) are generally cheaper, averaging \$355–\$935 per week, while diesel rough-terrain lifts range from \$500–\$950 per week.
- **Height and Capacity**: Taller lifts (40–50 ft) with higher load capacities have higher weekly rates.

The daily cost to rent a 25-ton crane truck (or boom truck) with an operator generally ranges from **\$800 to \$1,500+ per day**, though rates are frequently quoted hourly, often with a 4-hour or 8-hour minimum. [braymore.ca +1](#)

- **Hourly Rates**: Typical rates for a 20–25 ton crane, including a certified operator, range from **\$150 to \$300 per hour**.
- **Daily Minimum**: Most companies have a minimum charge, often a 4-hour minimum (around \$800) or a full 8-hour day rate.
- **Total Daily Cost**: Including typical **operator fees**, fuel surcharges, and mobilization, a **full day's work often exceeds \$1,000–\$1,500**. [Facebook · PNW Arborists Group +5](#)

Temporary 6-foot chain link fencing generally costs **\$125–\$160 per 10–12 ft panel** (including stands/clamps) or roughly **\$3–\$15 per linear foot** for materials alone. For a 50-foot stretch, complete kits with posts range from **\$465–\$700**, while renting panels typically costs **\$20–\$50 per panel monthly**. [Hoover Fence Company +4](#)

The estimated cost for temporary floor protection using 1/8" tempered hardboard, including installation and taped seams, typically ranges from **\$1.25 to \$1.75 per square foot** (materials and labor). For a professional installation, this includes laying the sheets, taping all seams with high-quality tape, and cleaning up afterward. [Facebook · Post construction clean up +1](#)

Selective demolition costs generally range from **\$2 to \$7 per square foot** for interior gutting, depending on materials and scope. While often calculated by square footage, specific, isolated tasks might be bid higher based on labor. Factors influencing costs include asbestos, structural complexity, and proximity to landfills. [The Home Depot +4](#)

Demolition dumpster rentals typically cost **between \$300 and \$800**, with a national average of \$687, depending on size, weight, and location. For heavy demo materials like concrete or tile, extra fees (overage charges of **\$50–\$250 per ton**) are common. Small, local, or specialized, dumpsters (10–14 yards) can be found for as low as **\$175–\$375** in some areas. [Budget Dumpster +4](#)

Aluminum coping generally costs **between \$20 and \$50 per linear foot (LF)** for materials and installation, with many projects falling in the **\$32–\$45/LF** range for standard, high-quality finishes. Costs depend on aluminum gauge, finish, and complexity. [Baker Roofing Company +4](#)

For 16-gauge, 1-1/2" deep galvanized B-deck (wide rib), material costs typically range between **\$3.00 and \$7.00 per square foot** for orders over 500 square feet. This heavy-duty 16-gauge structural steel provides high load capacity for commercial roof systems, with prices fluctuating based on steel market rates. [O'Donnell Metal Deck +2](#)

White reflective elastomeric roof coating typically costs between **\$30 and \$75 per 1-gallon pail**, with 5-gallon pails offering better value at roughly **\$130–\$180 (\$26–\$36/gallon)**. At a coverage rate of 50 SF/gallon, a single gallon covers a small area, making 5-gallon pails more cost-effective for larger projects. [↗](#)

Selective demolition combined with thermal/moisture protection, flashing, and sheet metal installation generally ranges from **\$3.50 to over \$10 per square foot (SF)** for commercial projects in 2026, largely driven by roof complexity. Targeted demolition often runs \$2–\$7/SF, while specialty flashing and moisture barrier installation add significant labor costs. [weathershieldroofers.com](https://weathershieldroofers.com) [+3](#)

The cost for, selective demolition of roof insulation is approximately **\$0.52 per square foot**. The installation of new roof insulation board over 2" thick (e.g., Polyiso, XPS) generally ranges from **\$0.25 to \$2.00 per board foot**. Material costs for 2" poly iso board average around \$31 per 4' x 8' sheet. [E&I Cooperative Services](#) [+2](#)



### Key Cost Factors for 2026

- **Selective Demolition:** \$0.52/SF per inch of depth, while specialized tasks like removing lightweight cementitious fill cost roughly \$0.41/SF.
- **Material Costs (Rigid Board):** EPS costs \$0.25–\$0.35 per board foot (BF), while XPS costs \$0.40–\$0.50 per BF.
- **Installation (Thermal Protection):** Rigid foam board (2-inch, R-7.7) costs roughly \$18.48 per 4' x 8' sheet, and labor for proper sealing increases total project costs.
- **Total Installed Cost:** Foam board insulation for roofing can range from \$1.07 to \$1.47 per square foot for materials, plus labor. [E&I Cooperative Services](#) [+4](#)

The estimated total cost for selective demolition, insulation (thermal/moisture protection), and installation of a 3-ply built-up roof (without gravel) in 2026 generally ranges from **\$8.00 to \$15.00+ per square foot**, depending on roof complexity and disposal costs.

The estimated material cost for 1/2" thick, high-density fiberboard roof deck insulation (R1.3) is approximately **\$0.50 to \$0.63 per square foot**, excluding fastening and labor. [Howe Lumber +1](#)

Tapered polyisocyanurate (polyiso) roof deck insulation, designed for drainage, generally costs between **\$1.60 and \$2.50+ per square foot** for materials alone. Prices vary by thickness (e.g., \$9.42-\$25+ per 4'x4' board) and specific slope. [Rhoden Roofing +4](#)


Roof insulation and decking installation typically costs \$1.50 to \$3.50 per sq. ft. for insulation and \$1.50 to \$3.00 for deck installation, with total project costs (including materials like ISO boards and full-mop asphalt) often ranging from \$4 to \$13 per sq. ft.. [Cobex Construction Group +2](#)




Roof deck insulation installation, including material and labor, typically costs between **\$3.50 and \$10.50 per square foot**. Low-rise polyurethane adhesive, applied at 4-inch on-center (O.C.) beads for enhanced wind uplift resistance, generally costs between **\$0.40 and \$0.80 per square foot** for the adhesive material alone. [Mule-Hide +4](#)


As of May 2026, the installed cost for a 4-ply Built-Up Roofing (BUR) system featuring a coated glass fiber base sheet, 3 plies of Type IV glass fiber felt, and a smooth asphalt flood coat generally ranges from **\$3.50 to \$7.50 per square foot** (\$350 - \$750 per square). [HomeGuide](#)

The total installed cost of a 180-220 mil (approx. 4.5-5.5 mm) granulated SBS modified bitumen membrane system with walk pads typically ranges from **\$4.00 to \$8.00 + per square foot** in 2026, depending on the number of plies, installation method (torch, self-adhered), and project complexity. Material costs alone for premium granule-surfaced SBS cap sheets range from roughly \$1.15 to \$1.50 per square foot. [The Home Depot +4](#)

The 2026 cost for a professional 2-coat elastomeric roof coating system (including primer) on spray foam or modified bitumen typically ranges from **\$2.00 to \$5.00 per square foot installed**. For material only, expect to pay **\$0.75 to \$2.00 per square foot**. Costs depend on roof condition, prep work, and required mil thickness. [US Made Supply +1](#)

The cost for 20-gauge galvanized steel sheet metal flashing, cut and formed with up to 4 bends, is approximately **\$5.00 to \$9.00 per square foot** for material, depending on quantity and custom fabrication fees. Standardized 20-gauge sheets (4x10 ft) cost roughly \$75-\$150 per sheet (\$1.80-\$3.75/SF), with custom bending services adding labor costs. 

Installing 5" to 8" diameter sewer cleanouts generally costs **\$1,400 to \$3,500+** per unit, with two-way cleanouts averaging \$2,700, heavily dependent on excavation depth and concrete removal. Selective demolition for these, including concrete cutting, trenching, and pipe removal, ranges from **\$500 to over \$5,000** per project, depending on site accessibility.  [Reddit · r/HomeMaintenance +3](#)  

Based on 2026 market data, the material cost for 6" diameter Schedule 40 PVC pipe with couplings (10' On Center) and hangers (3 per 10') averages approximately **\$5.50 to \$7.50 per linear foot**, before labor, taxes, or shipping. A 10-foot section typically ranges from **\$46 to over \$60** depending on the supplier and specific DWV/Pressure rating.  [The Home Depot +1](#)



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In 2026, the total installed cost for a new 10-ton commercial packaged rooftop unit (RTU) typically ranges from \$16,000 to \$32,000, with high-end installations exceeding \$40,000. Selective demolition and removal of the old 6- to 10-ton unit generally cost between \$500 and \$2,000, excluding potential specialized hazardous material handling. The Furnace Outlet +2

Based on 2026 market data, a new 10-ton packaged rooftop unit (RTU) with electric cooling and gas heat (approximately 200 MBH or higher) typically costs **\$12,000–\$18,000 for the equipment alone**. [↗ The Furnace Outlet +3](#)

When factoring in the required accessories (economizer, roof curb, and standard controls) and professional installation (labor, crane rental), the total project cost typically ranges from **\$20,000 to over \$40,000**. [↗](#)



**City of El Paso  
Streets & Maintenance Department  
Galatzan Recreational Center Gym  
Roof Improvements**

July 7, 2026



# Project Details

**Location:** 650 Wallenburg Dr.

**District(s):** 8

**Total Budget:** \$572,005.33

**Funding Source:** Capital Projects

# Project Location



# Existing Conditions



# Existing Conditions



# Scope of Work

The scope of work for the Galatzan Recreational Center Gym Roof Improvements was based on the facility assessment provided by Facilities staff on March 30, 2026 which will include but not limited to:

- Roof renovation/replacement for the Galatzan Recreation Center gymnasium
- Replacement of deteriorated roof drainage components, including drains and associated piping
- Installation of new parapet coping and related flashing improvements to prevent water intrusion
- Replacement of roof access ladder and installation of roof service walk pads for maintenance access and safety

# Procurement Summary

- **Task Order #3V-1 under the Job Order Contracting & Facilities Construction Contract, 2024-0124**
- **Recommendation**
  - **To award the construction contract to Veliz Company, LLC in the amount of \$572,005.33**
- **Construction Schedule**
  - **Start: August / 2026**
  - **End: November / 2026**

## MISSION



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

## VISION



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



## VALUES

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

## MISIÓN



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

## VISIÓN



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



## VALORES

Integridad, Respeto, Excelencia,  
Responsabilidad, Personas