



CITY OF EL PASO

# City of El Paso Capital Improvement Department

**Solicitation# 2023-0733R Project Management Services for  
the El Paso Public Safety and Fire Department Headquarters  
& Maintenance and Logistics Center Project**

April 9, 2024

Strategic Plan Goal:

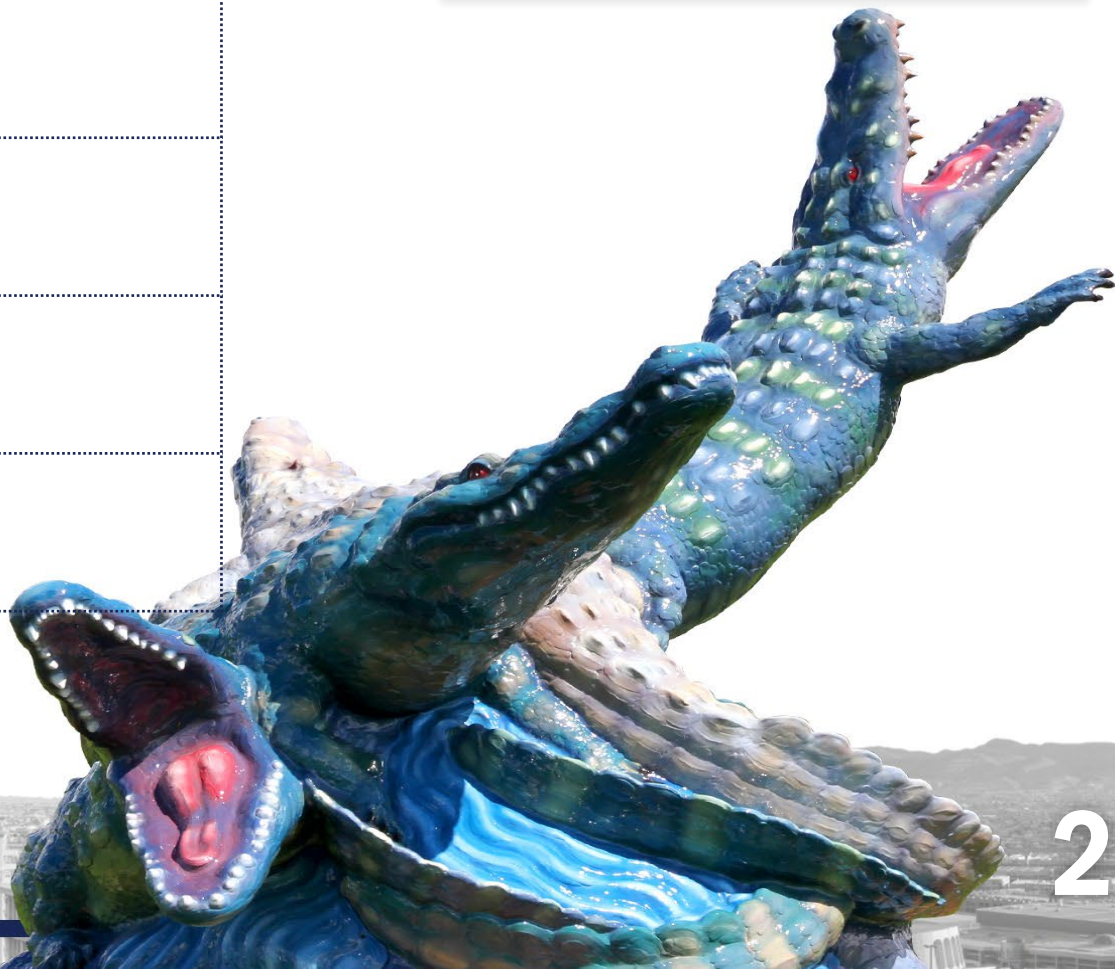
2) Set the Standard for a Safe and Secure City



# Project Details



District:	All
Contract Value:	\$3,654,641.62
Funding Source:	2019 Public Safety Bond
Construction Project:	\$78M
Investment:	4% of estimated cost





#### PRIMARY FACILITY BUILDINGS

**A** FIRE ADMINISTRATION HQ  
(APPROX 37,000 SF)

**B** VEHICLE MAINTENANCE  
(APPROX 43,000 SF)

**C** FIRE LOGISTICS & WAREHOUSE  
(APPROX 38,000 SF)

**D** FIRE TRAINING ACADEMY  
(APPROX 59,000 SF)

**E** FIRE APPARATUS & VEHICLE STORAGE  
(APPROX 16,000 SF)

**F** POLICE TRAINING ACADEMY  
(APPROX 56,000 SF)

**G** INDOOR SHOOTING RANGE  
(APPROX 55,000 SF)

**H** BEHAVIORAL SCIENCES & SIMULATION  
(APPROX 9,000 SF)

**I** GYM, WEIGHT ROOM & LOCKERS  
(APPROX 19,000 SF)

**J** SHARED AUDITORIUM  
(APPROX 14,000 SF)

#### PARKING

1000 SPACES  
(APPROX 400,000 SF)

#### SUPPLEMENTAL FACILITY BUILDINGS & STRUCTURES

**K** RESIDENTIAL FIRE TRAINING STRUCTURE  
(APPROX 3,000 SF)

**L** COMMERCIAL FIRE TRAINING STRUCTURE  
(APPROX 15,000 SF)

**M** POLICE EVOC STORAGE  
(APPROX 2,000 SF)

**N** POOL & EQUIPMENT  
(APPROX 7,000 SF)

**O** EVOC OUTDOOR CLASSROOM  
(APPROX 12,000 SF)

**P** OUTDOOR CLASSROOM  
(APPROX 12,000 SF)

**Q** HOGAN'S ALLEY  
(APPROX 11,000 SF)

**R** RUNNING TRACK (1/4 MILE)  
(APPROX 12,000 SF)

**S** ADDITIONAL FIRE TRAINING STRUCTURES  
(APPROX 12,000 SF)

**T** LARGE CONCRETE DRIVING PAD  
(APPROX 435,000 SF)

**U** MEDIUM CONCRETE DRIVING PAD  
(APPROX 348,000 SF)

**V** SMALL CONCRETE DRIVING PAD  
(APPROX 217,000 SF)

**W** HIGH SPEED DRIVING PURSUIT TRACK  
(APPROX 693,000 SF)

Scope of work:

- Approximately 50+ acres
- Approximately 10 Buildings
- Fire Headquarters
- Training Academy/Police and Fire
- Indoor Shooting range
- Hogan's Alley
- Obstacle Courses
- Driving Emergency Vehicle Operator Course

# Contract Scope of Work



**The project management firm services will include but are not limited to the following:**

## **Planning and design phase:**

- Serve as the Owner's representative for design & construction
- Ensure that the design firm on the Design-Build Team implements appropriate quality control procedures
- Project schedules and budgets analysis management
- Review and validate construction cost estimates prepared by Design Build Team
- Evaluate value-engineering recommendations with the Owner

# Contract Scope of Work



## Services during Construction phase:

- Serve as Owner's representative for construction management
- Administer all phases of construction: submittal reviews and logs, change administration, project control, and closeout; contractor compliance with construction contract requirements.
- Negotiate change orders, estimate cost of work.
- Provide status reports.
- Assist the Owner with closeout documentation, including review and monitor of all as-built drawings, operations and maintenance manuals, warranties to ensure that all contract requirements are met and information provided is accurate.
- Perform walkthrough with DB Team, User Departments, CID and all applicable parties as well as development and updating of a master punch list, and review remediation or resolution of all items.
- Manage building commissioning requirements are fulfilled in a timely manner by commissioning Agents.
- Prepare final accounting reports for financial closeout of the project

# Contract Scope of Work



## Inspections:

- Provide sufficient inspector(s) during construction develop and maintain daily reports, and quality oversight.
- Issue observation reports, noting conditions non-compliance, references to detailed drawings and specifications.
- Monitor project phasing and traffic control plans and ensure compliance with approved safety standards and follows the approved traffic control plan.
- Assist CID for project closeout with regulatory agencies and public utilities, including coordination of final testing, documentation and final inspections.

## Commissioning Services:

- Provide and maintaining a commissioning plan throughout the entire project.
- Building commissioning during the design phase including complete review of drawings and specifications and advise the Owner of any design concerns during design.
- Documentation: preliminary commissioning report, final commissioning report and O&M manual.

# Procurement Summary



- Request for Qualification advertised on September 1, 2023
  - 3 firms submitted bids, all with local offices
- Recommended Actions
  - To award contract to Consor Engineers, LLC., the highest qualified firm (19 years with a local EP office).

## 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