

CITY OF EL PASO, TEXAS  
AGENDA SUMMARY FORM



DEPARTMENT/ COUNCIL OFFICE: Capital Improvement Department

AGENDA DATE: 5/12/26

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Javier Acosta, PE

PHONE NUMBER: 915-212-0065

2nd CONTACT PERSON NAME: Brittany Garcia

PHONE NUMBER: 915-270-0105

DISTRICT(S) AFFECTED: 2

**AGENDA ITEM:**

The award of Task Order #19V-1 for solicitation 2021-0811 Job Order Contracting and Facilities Construction Contract, Asia Forest Skylight Roof Replacement to Veliz Construction, LLC. for a total award of \$718,204.14.

**ISSUE STATEMENT:**

City Council is asked to approve the award of a construction contract for Asia Forest Skylight Roof Replacement. Approval will allow the City to proceed with AZA required animal exhibit improvements at the El Paso Zoo.

**BACKGROUND:**

City Council approved budget transfer to utilize investment interest funds to set up budget for Asia Forest Skylight Roof Replacement on April 14, 2026.

**COUNCIL OPTIONS:**

1. Approve the award Task Order 19V-1 solicitation 2021-0811 Job Order Contracting and Facilities Construction Contract
2. Decline approval and direct staff to return with alternative options.

**COMMITTEE REVIEW AND/OR RECOMMENDATION:**

This item was not reviewed by a City Council committee.

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

N/A

**RELATED CITY POLICIES:**

N/A

**PRIOR COUNCIL ACTION:**

City Council approved budget transfer to utilize investment interest funds to set up budget for Asia Forest Skylight Roof Replacement on April 14, 2026.

**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:**

2012 Quality of Life - \$718,204.14

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

NAME	AMOUNT (\$)

**ATTACHMENTS:**

Task Order 19V-1

**FOR MORE INFORMATION:**

Yvette Hernandez, PE City Deputy ♦

915-212-1783

HernandezYM@elpasotexas.gov

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**SIGNATURE:**



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

# CITY OF EL PASO CONSTRUCTION CHANGE ORDER

CONSTRUCTION CHANGE ORDER NO.: 19-V1

DATE: April 21, 2026

SCOPE CHANGE  
 CONSTRUCTION CHANGE

PROJECT: Asia Forest Skylight Roof Replacement - Task Order #19V-1

SOLICITATION #: 2021-0811

Original Contract Amount: \$ 718,204.14  
Net Change by previous Change Orders: \$ -  
Net Change by previous Construction Quantity Notices: \$ -  
New Amended Contract Amount: \$ 718,204.14  
Total amount added for this Change Order: \$ -  
Change Order Percentage: 0%

Original Contract Substantial Completion Date: TBD  
Total days added due to Change Orders and CQN's: 0  
Total days added for this Change Order: 180  
New Substantial Completion Date: TBD

## Existing Drawing Reference:

N/A

## Existing Specification Reference:

N/A

## New Drawings/Specifications Reference:

ZOO ASIA FOREST BUILDING ROOF REPLACEMENT DRAWINGS & SPECIFICATIONS DATED SEPTEMBER 22, 2025.

## Detailed Scope of Work of the Change Order:

Task order #19V-1 will incorporate the construction documents into the 2021-0811 Job Order Contracting and Facilities Construction Contract dated July 20, 2021.

This task order does not change the overall contract amount. The task order will be issued for the scope of work outlined on the attached drawings and specifications dated September 22, 2025.

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

The scope of work for this project includes but is not limited to the remove and replacement of existing fiberglass roof panels, flashing and gutter system as well as repaint and retouch expose elements to match existing.

Agreed Upon Proposal for Task #19V-1 : \$718,204.14

Time: 180 Consecutive Calendar Days for Substantial Completion, 30 additional days for Final Completion for a total of two hundred and ten (210) consecutive calendar days.

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: 180

TOTAL CHANGE ORDER AMOUNT: \$718,204.14

## CONTRACTOR (OWNER/AUTHORIZED OWNER REPRESENTATIVE)

I, Omar Veliz, President, of Veliz Construction agree and accept the terms and conditions of this change order.

Signature: 

Date: 4-24-26

## CITY OF EL PASO (CITY ENGINEER)

I, Yvette Hernandez of the City of El Paso hereby authorize and direct the Contractor to proceed with additional work as described in this form.

Signature: Yvette Hernandez

Date: 4/24/26

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

CONSTRUCTION CHANGE ORDER NO.: 19-V1      DATE: April 21, 2026       SCOPE CHANGE  
 PROJECT: Asia Forest Skylight Roof Replacement - Task Order #19V-1      SOLICITATION #: 2021-0811       CONSTRUCTION CHANGE

**Method Utilized for Implementing change:**

<input type="checkbox"/>	Unit Bid Prices
<input checked="" type="checkbox"/>	Lump Sum <span style="float: right;">✓</span>
<input type="checkbox"/>	Actual Cost (Force Account)

Identified by:  CID ✓       Contractor       User Dept.

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

Contractors Proposal Cost: \$718,204.14 ✓  
 Final Negotiated Amount: \$718,204.14

Time Requested: 210 Consecutive Calendar Days ✓  
 Time Justified: 210 Consecutive Calendar Days

**Reason/Justification for Change Order:**

This task order adds the Asia Forest Skylight Roof Replacement scope of work to the 2012 Quality of Life Bond – 2021-0811 Job Order Contracting and Facilities Construction Contract. The change order will not impact the overall contract amount.

Cost: The designer on record prepared an opinion of probable cost estimate for a total of \$646,540 on 9/19/2025. The designer on record opinion of probable cost for the sheet metal and painting was under estimated. furthermore, the designer OPC included an OH&P of 7% and 1.32%.

the contractor provided a proposal on 12/19/2025 in the amount of \$ 718,204.14 utilizing RSMMeans. CID PM evaluated the contractor's proposal and determined the proposal to be reasonable based on comparison of the contractor proposal and by taking into consideration the contract coefficient of 14.5% and bond of 3.5%. therefore, CID Project Manager recommend approval.

Time: The designer on record estimated 60 consecutive calendar days with assumptions on no stand by time o deliverables and installation without lay-down. The contractor requested 180 calendar days to substantially complete the project, due to material arrival, site constrains and accessibility the site. therefore, CID PM determined that the 180 calendar days requested by contractor are more adequate. in addition, 30 calendar days to address punch list items is the acceptable time for scope of work. therefore, 210 calendar days are acceptable and resonable.

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
1	\$ 718,204.14	580270

TOTAL NET CHANGE TO PURCHASE ORDER:  
\$718,204.14

**C.O. Amount**  
\$0.00

**Additional Funding/Direction:**

Project Manager: *Brittany L. Garcia*      04/21/2026  
Brittany Garcia      Date

Division Manager: *Alondra Gurrola*      4/23/2026  
Alondra Gurrola      Date

Assistant Director: *Gilbert Guerrero*      4/23/2026  
Gilbert Guerrero      Date

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

Project Name: Asia Forest Skylight Roof Replacement - Task Order #19V-1  
 Solicitation (Contract) No.: 2021-0811  
 Project Number: PCP13ZOOD121  
 PO No.:

Original Contract	
Notice to Proceed:	TBD
Substantial Completion Period:	180 Consecutive Calendar Days
Substantial Completion Date:	TBD
Final Completion Period:	30 Consecutive Calendar Days
Final Completion Date:	TBD
Contract Amount:	\$ 718,204.14
Contingency Budget:	\$ 71,820.41

Modified Contract	
Total Days Added:	210 Consecutive Calendar Days
Substantial Completion Period:	180 Consecutive Calendar Days
Substantial Completion Date:	TBD
Final Completion Date:	TBD
Total Cost Added:	\$0.00
Remaining Contingency:	\$71,820.41
Change Order Percentage:	0.00%

CO #	Date	Description	Days	Cost
1	4/21/2026	Task order #19V-1 will incorporate the construction documents into the 2021-0811 Job Order Contracting and Facilities Construction Contract dated July 20, 2021. This task order does not change the overall contract amount. The task order will be issued for the scope of work outlined	180	\$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
<b>SUBTOTAL FOR CHANGE ORDERS:</b>			<b>180</b>	<b>\$0.00</b>

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
<b>SUBTOTAL FOR CHANGE QUANTITY NOTICES:</b>			<b>0</b>	<b>\$0.00</b>



CONSTRUCTION

Customer

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

Prepared By:  
Arturo Macias  
(915) 219-4000  
amacias@velizconstruction.com

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

**Daniel Carrillo**  
**19158732357**  
**CarrilloDC@elpasotexas.gov**

Project: **COEP - El Paso Zoo Asia Ceiling (Tiger Cage)**

**Scope of Work**

Provide all labor, materials, equipment, and supervision necessary to complete the following:

- Temporarily remove approximately 15 - 20 LF of existing ductwork located on the flat roof to allow access to the fiberglass pitched roof; reinstall ductwork upon completion of roofing activities.
- Demolish and remove the existing fiberglass translucent roofing system, including associated gutters and downspouts.
- Prepare and paint existing metal structural framing and louvers within the work area.
- Furnish and install new fiberglass translucent roofing panels, gutters, and downspouts.
- Provide all required lifting, access, and handling equipment necessary to safely perform demolition, installation, and painting operations.
- Remove and properly dispose of all construction debris generated by this work.

**General Conditions**

- PM
- Portable John
- Supervisor
- Dumpster

**Direct Cost**

- Thermal and Moisture Protection
- Finishes

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Thermal and Moisture Protection - Gutter and Down

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HVAC

**Notes**

- Panel Specifications:
- Thickness: 2 3/4"
- Exterior Face Sheet: .070" Crystal SW
- Interior Face Sheet: .045" White Type 25
- "U" Factor: .29 "U" factor
- Visible Light Transmission of 26%
- Solar Heat Gain Coefficient of .30
- Grid Pattern: 12" X 24" Shoji grid pattern
- All exposed aluminum to be standard color Kalwall Corrosion Resistant Finish which meets performance requirements of AAMA 2604
- Roofs are designed for 20 PSF live load, 4 PSF snow load, 24 PSF\* (ASD) wind load, and 0 PSF\* drift load with L/60 deflection. This estimate is not valid if loads are greater than those listed herein.
- In accordance with IEBC 2021/ASCE 7-16. Any modifications to the loading may result in a price modification.
- Providing a thermally broken .23U factor panel system in lieu of the proposed (matching existing) non-thermally broken .29U factor

**Assumptions:**

- The work area will be provided clear of obstructions by the Owner prior to the start of work.
- All animals within the work area will be relocated by the Owner for the duration of construction activities.

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**Summary**

Subtotal	\$608,434.95
Coefficient 14.5%	\$88,223.07
Bonding	\$21,546.12

<b>\$718,204.14</b>
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Estimate Name: Zoo Asia Forest Building Roof Replacement

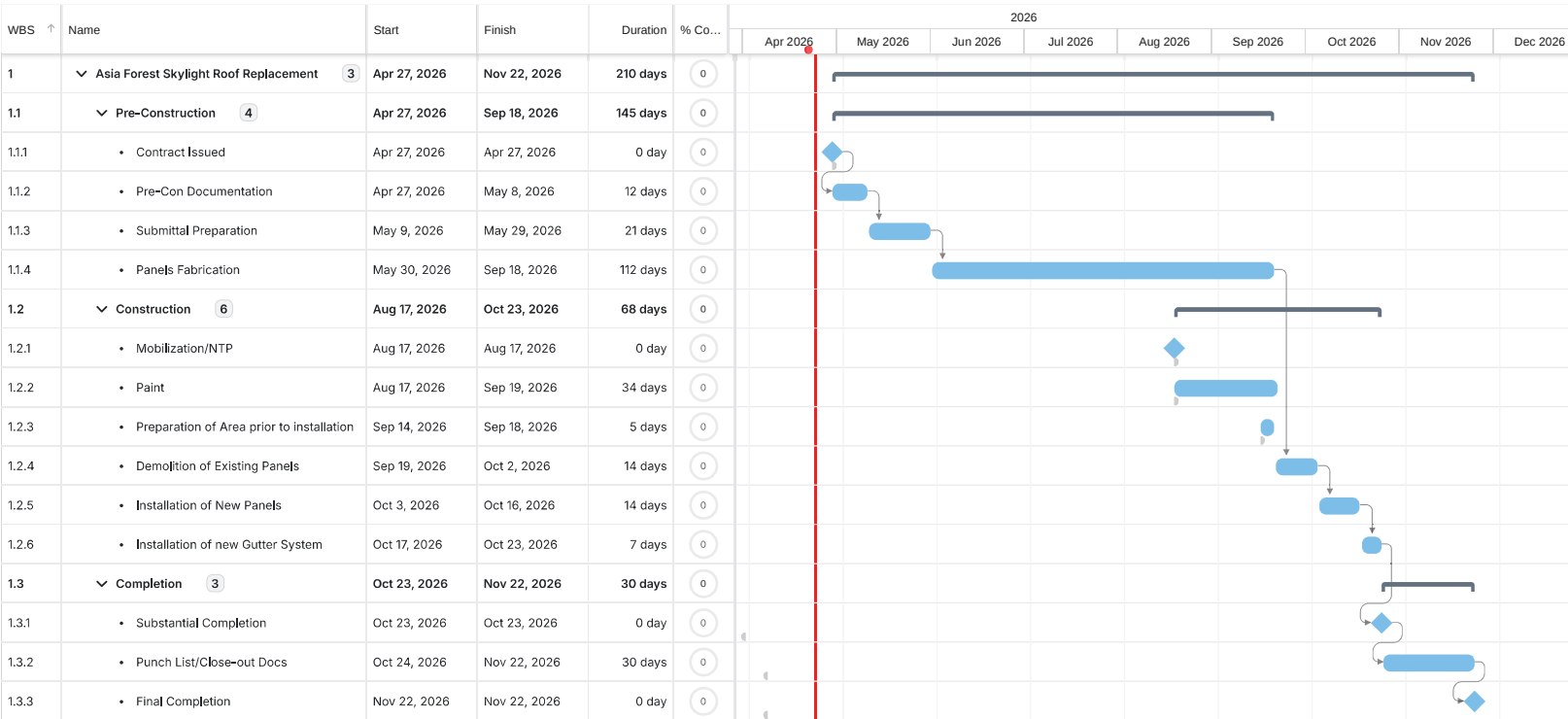
**ESTIMATE INFORMATION**

Client Name: City of El Paso  
 Estimate Address: 4001 E. Paisano

**ESTIMATE**

Quantity	LineNumber	Description	Unit	Ext. Mat.	Ext. Labor	Ext. Equip.	Ext. Total	Notes
8.00	015433400070	Rent aerial lift, articulating boom, to 45' high, 500 lb. capacity, diesel, Incl. Hourly Oper. Cost.	Week	\$ -	\$ -	\$ 14,845.92	\$ 14,845.92	Rent two booms for four weeks to paint superstructure.
6.00	015433402065	Rent forklift,pnm tire,all terr,tele boom, 10,000lb, 31' reach, 45' lift, Incl. Hourly Oper. Cost.	Week	\$ -	\$ -	\$ 20,528.10	\$ 20,528.10	
3.00	015433602720	Rent crane truck mounted, hydraulic, 100 ton capacity, Incl. Hourly Oper. Cost.	Day	\$ -	\$ -	\$ 13,979.13	\$ 13,979.13	
1000.00	017613200020	Temporary protection, flooring, taped seams, 1/8" tempered hardboard	S.F.	\$ 430.00	\$ 440.00	\$ -	\$ 870.00	
100.00	024119190950	Selective demolition, rubbish handling, dumpster, alternate pricing method, disposal fee per ton, average for all sizes, cost to be added to demolition cost	Ton	\$ 8,800.00	\$ -	\$ -	\$ 8,800.00	
50.00	024119192050	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, forklift, cost to be added to demolition cost	C.Y.	\$ -	\$ 1,026.00	\$ 693.50	\$ 1,719.50	
50.00	024119192130	Selective demolition, rubbish handling, 0'-50' haul, load, haul, dump and return, hand carried, including up to 5 riser stairs, cost to be added to demolition cost	C.Y.	\$ -	\$ 1,734.00	\$ -	\$ 1,734.00	
1092.30	051423050050	Aluminum, structural shapes, 1 to 5 tons, 1" to 10" members	Lb.	\$ 6,531.95	\$ 699.07	\$ 764.61	\$ 7,995.64	Gutter support (aluminum angles @ 2 ft).
15110.15	051423050100	Aluminum, structural shapes, over 5 tons, 1" to 10" members	Lb.	\$ 89,754.29	\$ 8,914.99	\$ 9,821.60	\$ 108,490.88	
120.00	070505100120	Selective demolition, thermal and moisture protection, downspouts, including hangers	L.F.	\$ -	\$ 96.00	\$ -	\$ 96.00	
556.00	070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	S.F.	\$ -	\$ 533.76	\$ -	\$ 533.76	Demo existing aluminum flashing and sill flashing.
440.00	070505100520	Selective demolition, thermal and moisture protection, gutters, built-in	L.F.	\$ -	\$ 1,223.20	\$ -	\$ 1,223.20	Demo gutter and gutter supports.
3600.00	070505103870	Selective demolition, thermal and moisture protection, roofing, fiberglass sheet	S.F.	\$ -	\$ 4,212.00	\$ -	\$ 4,212.00	
3600.00	074133101900	Fiberglass panel, sandwich, 2-3/4" thick, to 100 SF	S.F.	\$ 301,356.00	\$ 56,736.00	\$ -	\$ 358,092.00	
36.00	076210100200	Sheet metal cladding, aluminum, window sill, up to 6 bends, .032" thick	L.F.	\$ 313.92	\$ 149.40	\$ -	\$ 463.32	REF Section 4/A5.01
520.00	076510100200	Sheet metal flashing, aluminum, flexible, mill finish, .040" thick, including up to 4 bends	S.F.	\$ 4,508.40	\$ 951.60	\$ -	\$ 5,460.00	
120.00	077123100400	Aluminum downspouts, enameled, 3" x 4", .024" thick	L.F.	\$ 542.40	\$ 357.60	\$ -	\$ 900.00	
220.00	077123300400	Aluminum gutters, stock units, enameled, 5" box, .032" thick	L.F.	\$ 5,999.40	\$ 6,593.40	\$ -	\$ 12,592.80	Custom line item for the customized 12" gutter.
520.00	079213200100	Joint sealants, caulking and sealants, bulk acrylic latex, 1/2" x 1/2", in place	L.F.	\$ 421.20	\$ 655.20	\$ -	\$ 1,076.40	
2743.00	090190930770	Surface preparation, exterior, siding, wire brush, aluminum, heavy	S.F.	\$ -	\$ 1,645.80	\$ -	\$ 1,645.80	
2563.00	099113620140	Paints & coatings, siding, misc., aluminum siding, primer + 2 coats, exterior latex, brushwork	S.F.	\$ 8,970.50	\$ 22,554.40	\$ -	\$ 31,524.90	
180.00	099123524560	Paints & coatings, miscellaneous interior, louvers, 1 side, paint 3 coats, brushwork	S.F.	\$ 720.00	\$ 711.00	\$ -	\$ 1,431.00	
30.00	230505101520	Air conditioner, ductwork, rigid, 30" x 48", selective demolition	L.F.	\$ -	\$ 144.60	\$ -	\$ 144.60	
2200.00	233113130570	Metal ductwork, fabricated rectangular, galvanized steel, 2000 to 5000 lb., incl fittings, joints, supports & allow for a flexible connections field sketches, excludes as-built drawings and insulation	Lb.	\$ 1,848.00	\$ 8,228.00	\$ -	\$ 10,076.00	

<b>Grand Total</b>				<b>\$ 430,196.06</b>	<b>\$ 117,606.02</b>	<b>\$ 60,632.86</b>	<b>\$ 608,434.95</b>	
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PeopleSoft GL  
BUDGET STATUS REPORT

Page No. 1  
Run Date 04/21/2026  
Run Time 16:38:59

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

Account: All values Department: All values  
Project: PCP13ZOOD12I Grant: All values

Fund: All values Division: All values  
Budget Period: All values

Program: All values

<u>Account</u>	<u>Department</u>	<u>Fund</u>	<u>Division</u>	<u>Program</u>	<u>Budget</u>	<u>Assoc Revenue</u>	<u>PreEncumbrance</u>	<u>Encumbrance</u>	<u>Expense</u>	<u>Remaining</u>
<u>Project</u>	<u>Grant</u>	<u>Budget Period</u>								
<u>Acct Descr</u>										
580160	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
ARCHITECTURE AND DESIGN (CWIP)					52,000.00	0.00	0.00	20,623.57	22,917.87	8,458.56
580210	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
CITY ENGINEERING CHARGES (CWIP)					15,588.00	0.00	0.00	0.00	2,850.00	12,738.00
580220	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
CITY ADMIN CHARGES (CWIP)					5,845.50	0.00	0.00	0.00	0.00	5,845.50
580230	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
CITY CONSTRUCT CHARGES (CWIP)					15,588.00	0.00	0.00	0.00	0.00	15,588.00
580240	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
TESTING (CWIP)					7,784.66	0.00	0.00	0.00	0.00	7,784.66
580260	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
INSPECTIONS (CWIP)					23,382.00	0.00	0.00	0.00	0.00	23,382.00
580270	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
CONSTRUCTION (CWIP)					739,425.83	0.00	0.00	0.00	0.00	739,425.83
580272	190	4800	29050							
PCP13ZOOD12I			ALLYEARS							
CONSTRUCTION CONTINGENCY					51,897.72	0.00	0.00	0.00	0.00	51,897.72
Grand Total :					911,511.71	0.00	0.00	20,623.57	25,767.87	865,120.27

End of Report



## 100% Design Estimate Report



### El Paso Zoo - Asia Roof Replacement El Paso, TX

Report Date:  
09/19/25



5822 Cromo Drive, Suite 210  
El Paso, TX 79912



## Project Overview

<b>Description</b> <p>The project consists of the replacement of approximately existing 3,400 square foot pyramid-style roof system over the Asia Forest Exhibit at the El Paso Zoo. The work includes removal of the existing translucent roof panels and accessories, and installation of a new like-in-kind translucent panel system with all associated components to match the current design and function. All work shall be performed to ensure a complete, durable, and watertight roof while maintaining the original appearance and integrity of the structure.</p>
<b>Procurement</b> <p>The estimate pricing assumes a competitive bidding process with in excess of 3 qualified bidders. The procurement method does NOT factor Sole Sourced, Small Business or Disadvantaged set asides which would require a increase in cost due to reduced productivity and additional administration</p>
<b>Market Condition / Escalation</b> <p>All estimated construction costs are based on current unit rates and market conditions. SVS is recommending the following annual rates of escalation to cover anticipated increases in the cost of labor and / or materials between now and bid time:</p> <ul style="list-style-type: none"><li>1 - 5% Per Annum</li><li>2 - 5% Per Annum</li><li>3 and beyond - 4% Per Annum</li></ul>
<b>Contingencies</b> <p>A 5% Design/Estimate Contingency has been added to cover undefined scope in the drawings.</p> <p>A 5% Construction Contingency has been carried. This is to cover minor changes / uncovered items during the construction period</p>
<b>Fees</b> <p>The Contractor Overhead &amp; Profit fee of 7% has been included in this cost estimate. Bond and Insurance have been included at 1.32%.</p>



## Basis of Cost Estimate

### Documents / Drawings

The project consists of the replacement of approximately 3,400 square foot of existing pyramid-style roof system over the Asia Forest Exhibit at the El Paso Zoo. The work includes removal of the existing translucent roof panels and accessories, and installation of a new like-in-kind translucent panel system with all associated components to match the current design and function. All work shall be performed to ensure a complete, durable, and watertight roof while maintaining the original appearance and integrity of the structure.

### Schedule

The estimate assumes the project schedule to be a 2 month construction duration. A start date of approximately May/2026 and a completion date of July/2026.

### Assumptions / Clarifications

This cost plan assumes the following:

- The contractor will have full access to site during normal working hours
- A contractor laydown area has yet to be identified. Staging and contractor office set-up will be within the site limits.
- The contract will be competitively bid with qualified general and main subcontractors.
- The contractor will be required to pay the prevailing wage
- Trade parking is assumed on the site at no charge
- NO overtime premium is included for labor cost.
- A phased approach is not anticipated to ensure that the facility is functional during all construction operations.
- The estimate assumes that there will no hazmat abatement.
- A Design/Estimate Contingency of 5% is included
- A Escalation to Mid-Point of Construction - 06/14/26 of 3.67% is included
- A Contractor Overhead & Profit of 7% is included
- A Bond and Insurance of 1.32% is included
- A Construction Contingency of 5% is included

### Exclusions

- Pre-construction
- Pre-construction
- Swing space costs
- Owner contingency
- Major re-routing of traffic or signalization
- Owner's field inspection costs
- Temporary Utilities
- F&E Pricing
- The estimate assumes that there will be NO hazmat abatement
- Real estate fees
- 3rd party inspections are expected to be conducted by building owner
- The estimate assume the contractor can use the owners utilities (power + water etc.)
- Any work outside the Property line marked in drawing
- Marketing or Public Relations costs
- Hazmat abatement as stated with the Assumption/Clarifications heading above
- Any and all work not specifically detailed in the estimate report

### Means & Methods for access and other construction activities

Due to the sensitive location within the operating zoo and the surrounding vegetation and park features, staging areas for material handling and storage will be strictly limited. A just-in-time delivery approach will be implemented, with roofing panels and materials hoisted directly from delivery trucks to the work face or to small elevated racks, minimizing the need for ground laydown. Access to the roof pyramid will be provided by crane, lifts, and scaffolding positioned to avoid damage to adjacent landscaping and animal exhibits. To protect the occupied spaces and exhibits beneath the roof, a continuous 14-mil poly-vinyl protection screen will be installed under the work area, serving as a safeguard against falling construction debris, tools, or materials. Work will proceed on a one-for-one panel replacement basis to maintain weather tightness, with strict housekeeping protocols and debris removal coordinated daily to ensure safety and limit disruption to zoo operations.

Please contact Michael Schneider, Cost Estimator regarding this report should you have any questions or concerns.

**STRATEGIC VALUE SOLUTIONS, INC. 816-718-5075**

El Paso Zoo - Asia Roof Replacement  
 El Paso, TX  
 100% Design  
 Huitt-Zollars, Inc.  
 09/19/25



Description		Total	Roof Replacement	\$/SF
01 00 00	General Requirements	\$59,019	59,019	18.44
02 40 00	Selective Demolition	\$25,621	25,621	8.01
07 60 00	Flashing and Sheet Metal	\$38,507	38,507	12.03
07 70 00	Roof and Wall Specialties and Accessories	\$390,600	390,600	122.06
09 90 00	Painting	\$8,000	8,000	2.50
	Subtotal	\$521,748	\$521,748	163.05
	Design/Estimate Contingency 5.00%	\$26,087	\$26,087	8.15
	Subtotal	\$547,835	\$547,835	171.20
	Escalation to Mid-Point of Construction - 06/14/26 3.68%	\$20,137	\$20,137	6.29
	Subtotal	\$567,972	\$567,972	177.49
	Contractor Overhead & Profit 7.00%	\$39,758	\$39,758	12.42
	Subtotal	\$607,730	\$607,730	189.92
	Bond and Insurance 1.32%	\$8,022	\$8,022	2.51
	Subtotal	\$615,752	\$615,752	192
	Construction Contingency 5.00%	\$30,788	\$30,788	10
	<b>Total</b>	<b>\$646,540</b>	<b>646,540</b>	<b>202.04</b>

El Paso Zoo - Asia Roof Replacement  
 El Paso, TX  
 100% Design  
 9/19/2025



CSI DIV.	Description	Quantity	US	UM	Total Unit Cost Loaded	Total Unit Cost Extension
<b>02 40 00 Selective Demolition</b>						
	<b>Temporary protection</b>					
	Exhibit Debris Protection - 14 mil Transparent poly-vinyl sheeting.	4,000	SF		4.21	\$16,841.31
	<b>Demolition</b>					
	Demo Existing Flashing	948	SF		3.55	\$3,366.96
	Demo Gutters and existing support angle	266	LF		17.23	\$4,585.51
	Demo of Existing Kalwall Roof System in ROM Quote below	-	-		-	\$0.00
	<b>Hauling</b>					
	Hauling and Dump Fees	9	CY		87.25	\$827.58
<b>02 40 00</b>	<b>Selective Demolition - Section Total</b>					<b>\$25,621.37</b>
<b>07 60 00 Flashing and Sheet Metal</b>						
	Flashing preformed .040 alum	948	SF		19.39	\$18,379.20
	Gutters	266	LF		39.40	\$10,487.81
	10x6x1/4" Alum Gutter support angle	266	LF		36.21	\$9,639.81
<b>07 60 00</b>	<b>Flashing and Sheet Metal - Section Total</b>					<b>\$38,506.81</b>
<b>07 70 00 Roof and Wall Specialties and Accessories</b>						
	KalWall w/ Shoji Grid - 2-3/4" Th (ROM Quote, Power Products)	1	LS		390,600.00	\$390,600.00
<b>07 70 00</b>	<b>Roof and Wall Specialties and Accessories - Section Total</b>					<b>\$390,600.00</b>
<b>09 90 00 Painting</b>						
	Exterior and Interior Paint	1	Allow		8,000.00	\$8,000.00
<b>09 90 00</b>	<b>Painting - Section Total</b>					<b>\$8,000.00</b>