



CAPITAL IMPROVEMENT DEPARTMENT

MEMORANDUM

MAYOR

Renard U. Johnson

Date: July 22, 2026
To: Offerors - Solicitation #2026-0461R
From: Michael Daniels, Business Contracts Manager
Subject: Response to Questions

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

1. **Does the City anticipate the Construction Management Consultant providing all inspection personnel directly, or may inspection services be supplemented through qualified subconsultants?**

- *Qualified sub-consultant's may be used for inspection services*

2. **Will materials testing be provided under a separate City contract, or is the Construction Management consultant expected to procure and manage those services through its team?**

- *The City will provide the materials testing firm*

3. **Will construction activities occur during active airline operations, and are there anticipated work-hour restrictions or nightly closures that should be considered in developing the project management approach?**

- *Yes, construction activities will occur during active airline operations. The specific gate being worked on will be close but adjacent gates will remain active. And, the City will issue a stop work order letter the Friday prior to Thanksgiving (11/20/26) and will resume construction activities on Tuesday following New Years Day (1/5/27).*

4. **Regarding the required Project Reference Form, is it acceptable for a subconsultant team member to be the firm named on one of the evaluations? Or do you require that all references must evaluate the Prime Firm only?**

- *The Project Reference Form (PRF) is intended to evaluate the Prime firm*

Yvette Hernandez, P.E., – City Engineer

City 2 | 218 N. Campbell, 2nd Floor | El Paso, Texas 79901 | (915) 212-0065



DELIVERING **EXCEPTIONAL** SERVICES



CITY OF EL PASO

Construction Management & Inspection Services for Terminal Ramp Rehabilitation Stage 1 & 2

2026-0461R

Pre-Proposal Conference

July 10, 2026

Project Scope of Work

The purpose of the project is to replace the aging pavement on the terminal ramp to the current FAA design standards.

- **Phasing**

This project will be phased and consist of three stages. This contract will cover Stages 1 and 2. Each stage will be divided into multiple work areas determined by the number of gates.

- **Contract Time**

Base Bid (Stage 1) Substantial Completion: 275 Calendar Days
Final Completion: 305 Calendar Days

Additive Alternate 1 (Stage 2): Add 225 Calendar Days

Total Project Contract Time: 530 Calendar Days

Holiday Season: The City of El Paso will issue a Stop Work Order Letter the Friday prior to Thanksgiving (11/20/26) and will resume construction activities on Tuesday following New Years Day (1/5/26).

Project Scope of Work

Demolition (Base Bid):

- Removal of full depth concrete pavement, asphalt mill and overlay transitions

Demolition (Additive Alternate 1):

- Removal of full depth concrete pavement, asphalt mill and overlay transitions

Ramp Construction and Rehabilitation (Base Bid):

- FAA P-501 Concrete Pavement, P-304 Cement Treated Base P-403 Asphalt Surface Course, Concrete Pavement patching, joint and crack repair. The work will require establishing erosion control measures.

Ramp Construction and Rehabilitation (Additive Alternate 1):

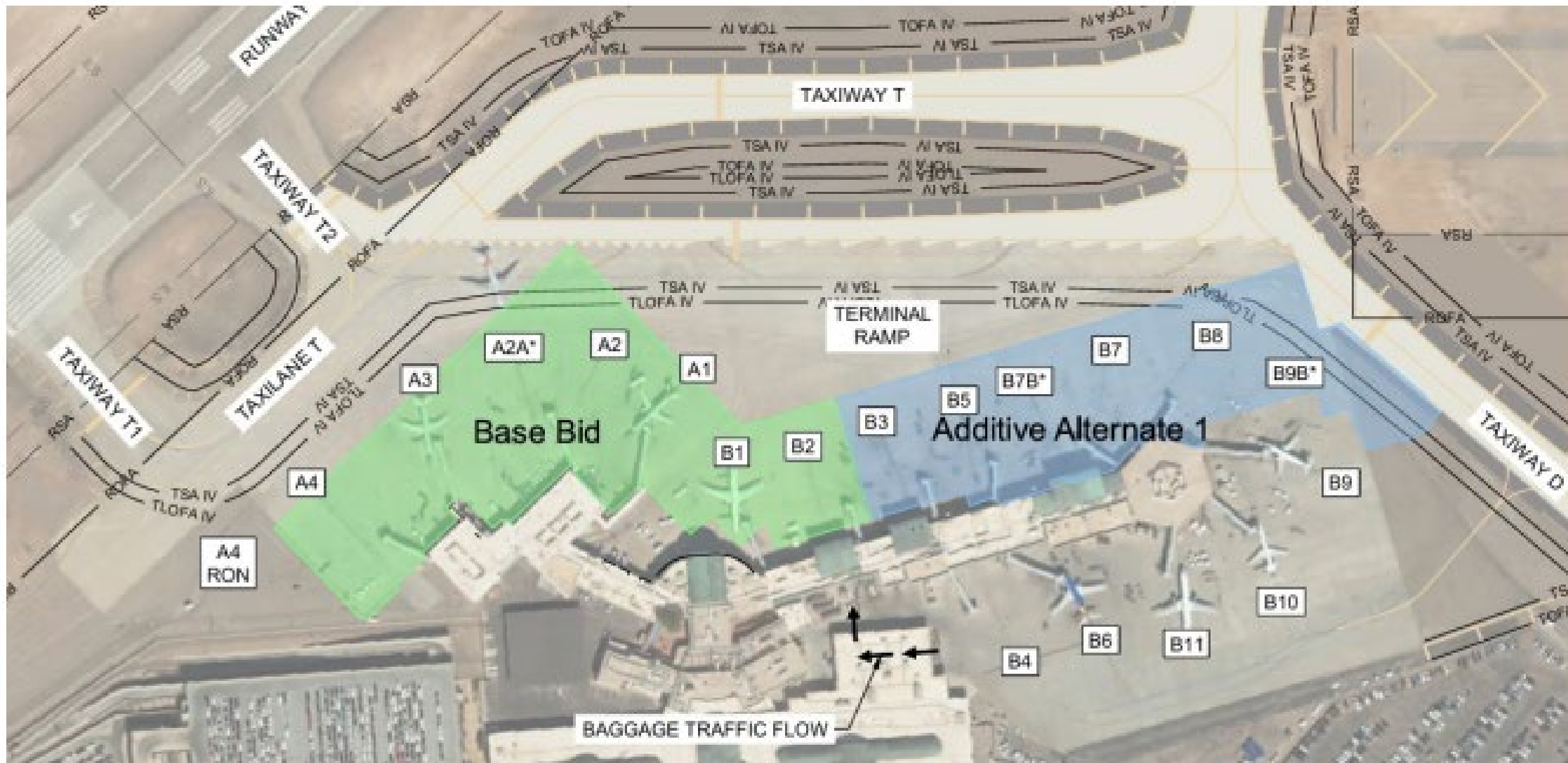
- FAA P-501 Concrete Pavement, P-304 Cement Treated Base P-403 Asphalt Surface Course, Concrete Pavement patching, joint and crack repair. The work will require establishing erosion control measures.

Pavement Markings (Base Bid):

- FAA P-620 Permanent and Temporary Markings, marking removal. Markings will require a phased approach with multiple mobilizations.

Pavement Markings (Additive Alternate 1):

- FAA P-620 Permanent and Temporary Markings, marking removal. Markings will require a phased approach with multiple mobilizations.



Evaluation Criteria

Criterion	Points
PROJECT MANAGER AND TEAM EXPERIENCE	
The proposed project manager's experience performing construction management service of FAA regulations, policies and procedures.	10
Capability to perform all aspects of the project and recent experience in airport projects comparable to the project's scope of work.	10
Evaluation of prior customer's satisfaction with construction management services for FAA regulations, policies and procedures.	10
PROJECT UNDERSTANDING AND APPROACH	
Understanding of the objectives, products and services required and demonstrate understanding of FAA advisory circulars, AIP funding requirements and operational safety on airports.	20
Potential project risks and challenges in successfully delivering the project on time, within budget, and in accordance with FAA and El Paso International Airport requirements.	25
Project Management Plan	10
Team approach: Strategies and practices for coordination of project team/subconsultants	15
Total Points	100

Schedule

City of El Paso issues the Request for Qualifications	July 6, 2026
Non-mandatory Pre-proposal Meeting	July 10, 2026
Deadline for submission of written questions and requests for clarification	July 17, 2026
City of El Paso provides responses and clarifications	July 22, 2026
Deadline for submission of Statements of Qualification (SOQ)	August 7, 2026
Deadline for submission of Project Reference Form (PRF)	(5:00PM MDT)
Evaluation of Statements of Qualification completed	August 21, 2026
Notifications of shortlisted firms completed	August 25, 2026
City Council recommended contract approval target date	October 2026

Questions?

aeselection@elpasotexas.gov

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