



CAPITAL IMPROVEMENT DEPARTMENT

MEMORANDUM

MAYOR

Renard U. Johnson

Date: April 14, 2025
To: Offerors - Solicitation #2025-0418R
From: Elsa Rodriguez, 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. **During today's pre-submittal meeting, it appears there was no representation from the City on the call. Could you kindly confirm if this meeting will be rescheduled?**

A PowerPoint presentation was presented during the conference to provide the overview of the RFQ. This conference will not be rescheduled.

Additionally, we would appreciate clarification on the scope of the project. Specifically, is this effort intended to be a planning initiative, or will it involve design work with bid documents to be completed by the end of the 120-day schedule?

The SOW is intended for planning and design work with bid documents to be completed. The scope of work will consist in replatting the property to meet the Southern Industrial Park Master Plan

2. **We would like to inquire if NEPA is currently underway and whether the project is in alignment with your master plan.**

El Paso International Airport will be leading the NEPA in a different contract.

3. **Is an Architect firm required to be part of the team ?**

No, scope of work is specifically for civil work.

4. **Is a Phase I environmental assessment required as part of the SOQ?**

No, environmental assessment is not required

5. **Design criteria references Architectural drawings?**

Architectural design will not be required.

6. **Design to budget - did not see a budget amount in the Solicitation?**

This solicitation is pursuant to the Professional Services Procurement Act and will be evaluated based on qualifications only. Project budget may not be discussed at this time.

Yvette Hernandez, P.E., – City Engineer

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



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- 7. Project Reference Form questions: are the references only allowed to be Public Projects? Are the references only allowed to be from Public Agencies? Do we have the form completed and then submit to COEP - CID?**

Yes, the references must be submitted by a public agency and directly by the person providing the reference. Please refer to the directions on Section V and Exhibit A of the RFQ.

- 8. The City of El Paso Bike Plan shows a proposed “Bike Lane” on Boeing Street, but it does not include segments within the two proposed parcels in this proposal. Is the consultant responsible for incorporating bicycle facilities within the proposed site?**

No, Boeing street will not be included as part of the scope of work.

- 9. Please define “civil engineering details.”**

Details for streets, street views, curb and gutter, sidewalks and any other applicable details typically included in horizontal projects.

- 10. All 15 parcels within the two areas are zoned SCZ SD3. Are there any plans to change this zoning?**

No, current zone will remain as is.

- 11. Regarding “constructability and operability,” what is the City envisioning for development on these two parcels?**

El Paso International Airport wants to prepare the parcels for future development as described in the Southern Industrial Park Master Plan.

- 12. Is federal funding involved (e.g., reimbursement), or are we only following federal requirements due to the site’s proximity to the airport?**

Federal funding is not involved. However, federal requirements shall be met because the airport owns the property.

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- 13. Will the City provide a master plan, land use plan, or conceptual layout for the 32-acre site, or will the consultant be responsible for all site planning and conceptual design?**

Design will be based on the Southern Industrial Park Master Plan. Conceptual design will be defined during the concept phase.

CITY COUNCIL

District 1

Alejandra Chávez

- 14. Will this be a single-phase design, or does the City anticipate phasing the design and/or construction of the 32-acre site?**

District 2

Dr. Josh Acevedo

Design will be one phase. Construction will consist of two phases.

District 3

Deanna M. Rocha

- 15. Section 1 of the RFQ describes “engineering services for civil design.” Will this design be based on an existing site-specific land use plan or master plan for the 32-acre property, identifying proposed roadways, drainage pond locations, etc.?**

District 4

Cynthia Boyar Trejo

Design shall be based on the Southern Industrial Master Plan.

District 5

Ivan Niño

- 16. Section 3 of the RFQ requires the PM to have five years of roadway design experience. Will new roadways be designed under this RFQ, or are existing roadways to be reconstructed?**

District 6

Art Fierro

Design will cover both types of design; new roadways and reconstruct existing roadways.

District 7

Lily Limón

District 8

Chris Canales

- 17. Section 3 does not list experience requirements for drainage design, utility design, or other civil components. Can the City clarify if experience in these areas will be evaluated?**

Yes, all the areas that demonstrate experience with projects of similar complexity will be evaluated.

CITY MANAGER

Dionne Mack

- 18. Section 3 also requires the PM to have completed a minimum of three projects in the past five years of similar scope, each with a minimum construction cost of \$9M. Can the City elaborate on what qualifies as a similar scope (e.g., roadway, drainage, site development)?**

Any civil work will qualify for the experience. Especially, if the project demonstrates experience in site development.

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- 19. Has an Environmental Site Assessment (ESA) been completed for any portion of the 32-acre site?**

ESA will be completed in a separate contract by the airport.

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District 1

Alejandra Chávez

- 20. The SOQ references architectural discipline in the text, Will the scope of services require an Architect for the design of vertical structures?**

Architectural design will not be required.

District 2

Dr. Josh Acevedo

- 21. The SOQ references electrical permits, will there be any electrical design as part of the scope?**

District 3

Deanna M. Rocha

Street lighting layout shall be provided.

District 4

Cynthia Boyar Trejo

- 22. The SOQ references structural plans, will there be any structural design as part of scope?**

District 5

Ivan Niño

No, scope of work consist only in civil work.

District 6

Art Fierro

- 23. Does the firm need to have previous City work experience?**

District 7

Lily Limón

No, the firm does not need to have previous City work experience.

District 8

Chris Canales

- 24. Will the design include Site Development design, e.g., Curb and gutter, parking lot, building pad, rear docking, front/rear docking?**

CITY MANAGER

Dionne Mack

Yes, the services to be provided include site development design.

- 25. Will the design be sheet grading, drainage , and utilities only?**

The design shall include the items mentioned and site development.

- 26. If the design is to follow a particular layout, is the layout available?**

The design shall meet the layout described in ordinance #017899 which includes the Southern Industrial Park Master Plan.

- 27. Will the future use be compatible with the current zoning?**

Yes, the site development shall meet the current zoning.

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