

REQUEST FOR STATEMENTS OF QUALIFICATIONS



CITY OF EL PASO, TEXAS
CAPITAL IMPROVEMENT DEPARTMENT
SOLICITATION# 2026-0188R

GEOTECHNICAL AND MATERIALS TESTING SERVICES
FOR THE EL PASO INTERNATIONAL AIRPORT
ADVANCED MANUFACTURING DISTRICT PHASE 1

MAYOR: RENARD U. JOHNSON

DISTRICT REPRESENTATIVES	
District 1 – Alejandra Chavez	District 5 – Ivan Niño
District 2 – Dr. Josh Acevedo	District 6 – Art Fierro
District 3 – Deanna M. Rocha	District 7 – Lily Limon
District 4 – Cynthia Boyar Trejo	District 8 – Chris Canales

CITY MANAGER
Dionne Mack

CITY ENGINEER
Yvette Hernandez, P.E.

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SECTION I – PROJECT DESCRIPTION

The City of El Paso seeks Statements of Qualifications, pursuant to the Professional Services Procurement Act, Subchapter A, Chapter 2254, of the Texas Local Government Code, from interested firms to provide Geotechnical & Materials Testing Services for the EPIA Advanced Manufacturing District located at 310 George Perry Boulevard, El Paso, TX 79925. The selected firm will contract directly with the City of El Paso and will work cooperatively with the City and other project members to successfully provide the full scope of the required professional services.

The intent of this RFQ is to select a qualified firm for Geotechnical Engineering and Materials Testing Services for the Advanced Manufacturing District (AMD) project located at the El Paso International Airport (ELP).

The project will be in a 250-acre parcel of land in the vicinity of the airport and is to be developed in different phases. The expected timeframe for the full development of the site is approximately 15 years, eventually growing to a 20 to 25 building campus.

The Phase 1 of the Advanced Manufacturing District described in this document, corresponds to 30 acres approximately and it consists of one 50,000 sq. ft. Innovation Factory, denominated Building A, and a multi-tenant 100,000 sq. ft. building B, and one site guardhouse, with their required utilities and roadways. The goal for Phase 1 is to become the starting point of an advanced manufacturing development that will eventually grow into the 250-acre land assigned to this project and into the twenty-five approximate buildings that it will hold.



The project scope descriptions as shown above, are only a general overview of this project. The current location of the project encompasses a landscape characterized by small coppice dunes and limited plant life, mainly consisting of creosote bushes and various desert shrubs. Project plans and specifications will be provided to the selected offeror upon award.

Contract Time & Budget:

The Total Project Contract Time for the Construction of Phase 1 is 263 Calendar Days

The Construction Project Budget is **\$36.5 million**. The project's funding source is the **EDA Federal Grant and Airport Enterprise Funds**.

The estimated Construction Start Date is **February 2026**.

SECTION II – SCOPE OF SERVICES

This contract will be used for geotechnical engineering, soil investigation, construction material sampling & testing services for the Advanced Manufacturing District Phase 1.

Services to be included:

- Geotechnical Engineering.
- Soil investigation.
- Construction material sampling and testing.
- Construction material inspection.
- Pavement Design recommendations, if needed.

Products required to include:

- Testing Reports will be submitted to the Owner as per the project technical specifications.

The firm shall render the following services in connection with the construction of the project:

- Provide professional engineering services in the field of geotechnical engineering and construction materials testing.
- Provide technical and professional engineering consultation for the geotechnical investigations and related laboratory testing services, including labor, equipment and materials for the projects.
- Provide materials engineering and testing, and construction quality assurance /quality control (QA/QC) services. All field and laboratory procedures shall be performed under the direct supervision of a registered professional engineer in accordance with ASTM E 329 Standards Recommended Practice for Inspection and Testing Agencies for Concrete, Steel, and Bituminous Materials as used in construction.
- Provide the City a monthly report of tasks and activities related to this service. Report should include project name, percent of testing completed, number of invoices paid, total amount of purchase order.
- Provide notification when contractor requests overtime for testing. Overtime for testing services will be paid for by the Contractor. The City will not pay overtime unless requested and approved in writing by the City.
- The Contractor will pay for failed tests. The City will be provided with date, time and number of failed tests.
- The firm's staff is to provide only those services that are within the technical and professional areas of expertise that are equipped to perform those services. The firm shall be able to demonstrate past project experience as outlined in this RFQ.

The firm shall be able to demonstrate the certifications, equipment, and ability to perform the sampling and testing of the following:

SOILS

- Material sampling and testing per applicable ASTM methods for:
 - Nuclear density.
 - Sand cone density.
 - Gradation.
 - Hydrometer analysis.
 - Atterberg limits.

- Volumetric shrinkage.
- Specific gravity.
- Soil stabilization design.
- Moisture-density relation.
- Unconfined compressive strength.
- Permeability (falling head, and constant head).
- California bearing ratio (CBR).

CONCRETE & MORTAR

- Mix design review.
- Material sampling and testing per applicable ASTM methods for:
 - Fresh concrete including temperature, slump, air content, and unit weight/yield.
 - Flatness/levelness.
 - Compressive strength of concrete & mortar specimens.
 - Flexural strength of concrete specimens.
 - Coring, and testing of concrete cores.

ASPHALT

- Pavement section design.
- Mix design review.
- Material sampling and testing per applicable ASTM methods for:
 - Bitumen.
 - Stability & flow.
 - Aggregate gradation.
 - Specific gravity.
 - Unit weight.
 - Coring, and testing of asphalt cores.

AGGREGATES

- Material sampling and testing per applicable ASTM methods for:
 - Moisture content.
 - Gradation.
 - Specific gravity.
 - Soundness.
 - Los Angeles abrasion.
 - Absorption.
 - Clay lumps/friable particles.
 - Flat/elongated particles.
 - Fractured faces.

FOUNDATION:

- Shallow foundations (continuous and spread)
- Deep foundations (Driven piles, drilled shafts and auger-cast piles)
- Mats and post tensioned slabs
- Bearing Capacity (Ultimate and Allowable) Analysis
- Settlement Analysis

ROADWAY SOILD SURVEYS & PAVEMENT DESIGN :

- Shallow foundations (continuous and spread)
- Deep foundations (Driven piles, drilled shafts and auger-cast piles)
- Mats and post tensioned slabs
- Bearing Capacity (Ultimate and Allowable) Analysis
- Settlement Analysis
- Load testing of foundations
- Construction inspection of all types of foundations
- Failure and Analysis and Remediation Design for Distressed Foundation and Retaining Walls

Structural Steel Inspection :

- Visual inspection of field welds and bolted connections
- UT testing of full penetration welds
- Verification of welder certifications
- Inspection of reinforcing steel/spices

Specialty Testing and Observation :

- Observation of stressing of post=tensioned tendons
- Observation of cable barrier back stressing
- Inspection of other project components as directed by EPIA and the City such as roofing, paint and primer, mechanical/HVAC systems, electrical testing

OTHER MATERIALS TESTING AS REQUIRED KNOWLEDGE AND SKILLS

The firm shall have knowledge in the geotechnical engineering and materials testing field and be familiar with engineering and construction practices. The firm shall be familiar and have experience with the following:

- Current International Building Code.
- Pertinent Federal Aviation Administration (FAA) advisory circulars.
- EPIA Operations and Security Constraints.
- City of El Paso Subdivision Ordinance.
- City of El Paso Grading Ordinance.
- Texas Commission and Environmental Quality (TCEQ) requirements.
- Occupational Safety and Health Administration Requirements.
- ADA and Texas Accessibility Standards (TAS).
- Other local, state, and federal codes, ordinances, and requirements.

GOALS

The selected firm is expected to achieve the following goals:

- Provide exemplary geotechnical and material testing services.
- Provide thorough material sampling and testing reporting and documentation.
- Become familiar with project construction documents and assure compliance to materials testing requirement for the project.

KEY OBJECTIVES

The selected firm is expected to achieve the following:

- The firm is expected to work in conjunction with the Capital Improvement Department, El Paso International Airport and project team to successfully resolve issues.
- Implementation of creative and innovative approaches.
- The firm will assure that this project will support the relevant department mission, accreditation standards and compliance with best practices.

SECTION III – MINIMUM QUALIFICATIONS AND EXPERIENCE

The geotechnical and materials testing firm will be selected through a qualifications-based selection process. Firms interested in providing geotechnical and materials testing services must submit a Statement of Qualifications (SOQ) that addresses the following issues in the following order:

The firm shall comply with the following minimum qualifications:

- Firm shall be staffed with a Technical Service Group that consists of certified field and laboratory technicians.
- All field and laboratory work shall be performed by certified technicians with at least five (5) years of materials testing and inspection experience.
- Members of the Technical Service Group shall maintain the following qualification and certifications:
 - Current National Institute for Certification in Engineering Technologies - Construction Materials Testing, Level I-IV.
 - Current National Institute for Certification in Engineering Technologies- Geotechnical Engineering, Levels I-III.
 - Current American Concrete Institute: Aggregate Testing Technician Level 1 &2, Concrete Field Testing Technician Grade 1, Concrete Strength Testing Technician, Concrete Laboratory Testing Technician Level 1 & 2; Masonry Field Testing and Laboratory Testing Technician; and Tilt-up Technician.
 - Current Nuclear Gauge Operator and Safety Training Certification.
- Assigned project manager must be a registered Professional Engineer in the State of Texas.
- Demonstrated knowledge of applicable local, state and federal regulatory requirements

SECTION IV - EVALUATION CRITERIA

The following are the criteria the City will use to evaluate the Statements of Qualifications received in response to this RFQ.

The City is interested in the prime firm's history and success with projects of similar programs, budgets, and/or clients as the project described in this solicitation. The City may consider the history of the firm in complying with project programs, schedules, and budgets on previous City projects.

CRITERION	POINTS
PROJECT MANAGER AND TEAM EXPERIENCE	
Project manager qualifications and experience.	10
Firms experience with multi building development. Please identify the proposed staff members that participated in projects included to demonstrate project experience.	10
PROJECT UNDERSTANDING AND APPROACH	
Understanding of the objectives, products and services required in this RFQ.	15
Solution/approach to fulfilling the objectives, products and services required and addressing any anticipated challenges and/or associated risks.	15
The proposed firm's availability to deliver quality services to meet the project's demands.	10
Team approach: Strategies and practices for coordination of project team/subconsultants	10
EL PASO PROJECT CHALLENGES – EXPERIENCE/UNDERSTANDING	
Familiarity with Regional Geotechnical conditions.	8
Experience with projects with similar scope of work.	6
Compliance with regulatory requirements/design standards.	6
Evaluation of Prior Customer's Satisfaction with the Work of the Firm (PRFs)	10
TOTAL POINTS	100

SECTION V - SUBMITTAL REQUIREMENTS

Firms interested in the above project shall submit a Statement of Qualifications (SOQ) to address the SOQ criteria by the specified cutoff date and time. The SOQ shall be a maximum length of twelve (12) pages (8 ½" x 11") single sided, of at least 11-point font, including an organization chart. Resumes for each key team member shall be limited to a maximum length of two pages, and should be attached as an appendix to the SOQ. Resumes, cover letter, table of contents and dividing tab inserts will not count toward the 12 page limit.

Pages with criteria information will be counted towards the maximum page limit, including pages with project photos, charts and graphs. The City reserves the right to accept or reject SOQs that exceed the maximum page limit.

The submittal package must include the firm name, address, project title, principle point of contract including name, phone number and email address.

All firms shall submit a Project Reference Form for all references. Current City of El Paso Capital Improvement Department employees may not provide references. Please be advised that the City has recently implemented a Vendor Performance Management System and reserves the right to use current vendor performance reports in evaluating past performance.

Please see Exhibit A – Project Reference Form (PRF)

DO NOT SUBMIT A COST PROPOSAL AS PART OF THE SOQ PACKAGE:

Please submit the SOQ electronically via email, One Drive or other file sharing platform at the time and date listed in the schedule on the following page.

Direct your submission to:

Elsa Rodriguez, Contracts Manager

aeselection@elpasotexas.gov

A confirmation email will be sent for all SOQs within 3 business days of receipt

PLEASE BE ADVISED THAT FAILURE TO ADHERE TO THE SPECIFICATIONS DETAILED IN THE SUBMITTAL REQUIREMENTS MAY RESULT IN DISQUALIFICATION.

SECTION VI – SELECTION PROCESS & SCHEDULE

The selection process shall consist of:

- Submittal of Statements of Qualifications.
- Evaluation of Statements of Qualifications.
- Notification of rankings.
- Protest period.
- Notification with selected firm.
- Negotiations with selected firm.
- Contract award.

TENTATIVE SCHEDULE

The following tentative schedule has been prepared:

City of El Paso issues the Request for Qualifications	November 7, 2025
Non-mandatory pre-proposal conference	November 13, 2025
Deadline for submission of written questions and requests for clarification (5:00 PM MST)	November 17, 2025
City of El Paso provides responses and clarifications	November 19, 2025
Deadline for submission of Statement of Qualification (SOQ) and Project Reference Forms (PRF)	December 5, 2025
Evaluation of Statements of Qualification completed	December 18, 2025
Notifications of ranking completed	January 5, 2026
Protest Period Ends	January 8, 2026
City Council recommended contract approval target date	February 2026

The non-mandatory pre-proposal conference will be held via Microsoft Teams on Thursday, November 13, 2025 at 1:00 PM (MST).

Meeting can be accessed by clicking directly on “Join the meeting now” below:

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 223 225 341 497 03

Passcode: J5WS7Pz3

Questions regarding this solicitation shall be submitted directly to aeselections@elpasotexas.gov

SECTION VII - GENERAL INFORMATION

❖ Instructions

The City of El Paso shall not be held responsible for any oral instructions. Any changes to this RFQ will be in the form of an addendum, posted on the City's solicitation page at <https://www.elpasotexas.gov/capital-improvement/solicitation/>

❖ Statement of Qualifications

All Statements of Qualifications meeting the minimum qualifications outlined in the RFQ will be evaluated and scored by the Evaluation Committee. The Evaluation Committee will submit scores to the Capital Improvement Department Contract Manager. The Contract Manager will compile all scores and based on the scores, determine the ranking. The final rankings will then be forwarded to the City Engineer for approval. Interviews may be requested if deemed necessary by the City Engineer.

❖ Indebtedness Ordinance 016529

Prior to presenting to City Council for award an indebtedness verification will be performed on behalf of the firms. Ordinance No. 016529 applies to contracts for engineering, architectural, and construction management services. The Ordinance stipulates that the City may refuse to enter a contract with a contracting entity that is indebted to the City.

❖ Notice of Results of Review and Ranking

The Contract Manager will notify all firms in writing of the final rankings.

❖ Protesting the Rankings

Firms that submit a SOQ may protest the rankings issued by the City. The firm has three (3) business days after being notified in writing of the ranking by submitting an official written protest letter. The letter shall provide the reasons the firm is protesting the rankings and results. All firms will be notified of any protests filed.

❖ Review of Protest

The City Engineer will review the validity of a protest regarding the ranking and shall make one of the following determinations: (1) approve the original ranking of firms and (2) direct the Evaluation Committee to reconsider the rankings.

❖ Appeal of Final Ranking and Protest

There is no appeal process after a protest has been reviewed by the City Engineer and a determination has been made.

❖ Authorization to Negotiate

The City Engineer or designee shall negotiate the fee with the highest-ranked firms. If the City Engineer or designee successfully negotiates the scope, schedule, and fees with the selected firm a professional services agreement will be prepared and executed by both the firm and the City, for the award by City Council. If the City Engineer or designee is not successful in negotiating with the highest-ranking firm the City Engineer will terminate negotiations with the said firm in writing and initiate negotiations with the second highest-ranked firm.

City Council Approval of Contract

Successfully negotiated agreements will be presented to Council for award.

❖ Debriefing

It is strongly recommended that unsuccessful offerors request a debriefing on the evaluation of their SOQ. Debriefings can be requested upon final notice of the rankings but no later than seven (7) consecutive calendar days after the agreement is posted for approval on the City Council Agenda. All debriefing request(s) after seven (7) consecutive calendar days following posting will not be considered. Debriefing requests shall be sent to:

City of El Paso
Capital Improvement Program Department
Elsa Rodriguez, Contracts Manager
aeselection@elpasotexas.gov

❖ Debarment Check

Prior to presenting to City Council for award a debarment verification will be performed prior to entering into a contract. The Contract Manager, in conducting his/her due diligence, shall verify that the vendor does not appear on the list maintained by the federal government. The System for Award Management can be accessed at the following web link: [SAM.gov](https://sam.gov) | [Search](#)

❖ City Rights

The City of El Paso reserves the right to accept or reject any or all SOQs, to waive any informality or irregularity in any SOQ received, and to be the sole judge of the merits of the respective SOQs. If the City cannot come to terms with the finalist, the City reserves the right to approach the next ranked firm for negotiation of services.

❖ Contact with City Employees

All firms interested in this project (including the firm's employees, representatives, agents, lobbyists, attorneys, and sub-consultants) will, under penalty of disqualification, refrain from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process including, but not limited to, the evaluation panel, the Mayor, City Council Members, City Manager, Deputy City Managers, Department Heads, and other City staff. This policy is intended to maintain the integrity of the selection process. All contact on this selection process must only be addressed to the authorized representative identified below.

❖ **CONE OF SILENCE/ANTI-LOBBYING POLICY**

The City's Cone of Silence/Anti Lobbying Policy was adopted to ensure a fair and competitive procurement environment by preventing communication between City officials, employees, or representatives and parties involved in the procurement process that could create an unfair advantage to any party with respect to the award of a City contract.

The Cone of Silence shall begin on the day that the RFQ is issued and will end on the date that the notice of the award has been posted for placement on the City Council agenda, no person or registrant shall engage in any lobbying activities with City officials and employees.

If contact is required with City employees, such contact will only be through the Capital Improvement Department email address aeselection@elpasotexas.gov.

The Cone of Silence/Anti Lobbying Policy prohibits any communication or lobbying activities during the Cone of Silence period, by any person, including but not limited to, lobbyists or service providers or potential vendors, and any of the following:

- City Staff and City Consultants, including any employee of the City of El Paso, any person retained by the City of El Paso as a Consultant on the project, or any person having participated in the development, design, or review of documents related to the project.
- City Officials, including the Mayor, Council Representatives, and their respective staff.

The Cone of Silence/Anti-Lobbying Policy does not apply to:

- Questions of process and procedure - all communications with the Capital Improvement Department will be through the Capital Improvement Department email address aeselection@elpasotexas.gov, provided the communications are strictly limited to matters of process or procedure already contained in the Request for Qualifications.
- Pre-proposal conference - Prospective consultants will be able to ask oral questions to the Capital Improvement department staff. However, all questions and responses will be made available to all consultants to whom the RFQ was issued.
- Written Communications - all written communications are to be sent through the Capital Improvement Department email address aeselection@elpasotexas.gov.
- Questions - Questions pertaining to the selection process or contract issues shall be directed to Elsa Rodriguez, Contracts Manager and authorized representative at aeselection@elpasotexas.gov. All inquiries shall be in writing.

EXHIBIT “A”
PROJECT REFERENCE FORM (PRF)

Directions: Request references from three (3) public agencies for which you have substantially completed similar work within the last 5 years. Reference form should be completed and submitted by the person directly responsible for oversight of the project. Please submit via email prior to the date and time listed below. If the form is received after the date and time specified, it will not be accepted. If your firm has not completed prior projects with the City of El Paso, you will not be penalized. **PROJECT REFERENCE FORMS FROM CURRENT CITY OF EL PASO AIRPORT DEPARTMENT EMPLOYEES WILL NOT BE ACCEPTED.**

PRF & SOQ DUE: December 5, 2025 (5 P.M. MST)

PROJECT NAME: 2026-0188R GEOTECH / MATERIAL TESTING SERVICES FOR THE EL PASO INTERNATIONAL AIRPORT ADVANCED MANUFACTURING DISTRICT PHASE 1

NAME OF COMPANY TO BE EVALUATED: _____

NAME OF PROJECT: _____

COMPLETION DATE: _____

QUESTIONS:

1. Has the above-referenced project reached substantial completion? (circle one) Yes No
 2. What project delivery method was utilized? (circle one) Designed-Bid-Build Design-Build CMAR
 3. What was the firm’s role, and in what capacity did they serve on the above-referenced project?
- _____

On a scale of 1 to 10 (1 being poor, 10 being Excellent) how would you rate this company’s performance on the following:

	Rate: 1-10 (Only)
How would you rate work performed by this firm on your project?	
Was the project completed on time?	
Was the project completed within budget?	
What was the quality of the work performed?	
Was staff proactive in solving problems that may have occurred on your project?	
What was the extent of staff turnover? (10=low staff turnover, 1=high staff turnover)	
Would you be willing to contract with this firm again? (10=Yes, 1=No)	

TOTAL POINTS (maximum 70 points): _____

Name of Agency Submitting Evaluation: _____

Name of Reviewer: _____

Please email form directly to Elsa Rodriguez at aselection@elpasotexas.gov by the time and date shown