

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Capital Improvement

AGENDA DATE: February 5, 2019

CONTACT PERSON/PHONE: Sam Rodriguez, P.E., City Engineer, (915) 212-0065

DISTRICT(S) AFFECTED: 4

STRATEGIC GOAL: No. 4: Enhance El Paso's Quality of Life through Recreational, Cultural and Educational Environments

SUBJECT:

That the City Manager be authorized to sign the amendment to the Agreement by and between the CITY OF EL PASO and DANTEX GENERAL CONTRACTORS, INC., for the project known as "Regional Water Parks: District # 1 & District # 4 2018-1099R", to provide services as a Construction Management at Risk during the Construction Phase, for an additional amount not to exceed Eleven Million Three Hundred Forty Three Thousand and No/100 (\$11,343,000.00) for construction services, for a new total amount of Eleven Million Three Hundred Sixty Three Thousand and No/100 (\$11,363,000.00)

BACKGROUND / DISCUSSION:

The District 1 and 4 Water Parks were approved through action from the 2017 and 2018 Capital Plans. The District 1 Water Park is not proceeding at this time as it is pending site selection. The District 4 Water Park will be located within the Cohen site development. The water parks each will provide water slides, climbing wall, lazy river, spray and play features, bath and changing areas, site-specific theming, and other amenities.

To provide the most efficient and cost effective method to construct the water parks, the Capital Improvement Department recommended and the City Council approved the solicitation of a Construction Manager at Risk to manage and complete the construction of the project. Construction Manager work to include coordination with project designer to establish project plans and specifications with estimates and necessary bids toward a final Guaranteed Maximum Price for project work and to manage project construction through completion.

Design began on the District 4 Water Park in May 2018. The approval of the Guaranteed Maximum Price for the projects will allow the projects to move into construction. The Construction Manager at Risk will be required to substantially complete the project within 365 calendar days, with final completion within 60 calendar days thereafter.

PROTEST

☒ No protest received for this requirement.

☐ Protest received.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided? ☒ Yes or ☐ No

If yes, select the applicable districts.

- ☐ District 1
☐ District 2
☐ District 3
☒ District 4
☐ District 5
☐ District 6
☐ District 7
☐ District 8
☐ All Districts

PRIOR COUNCIL ACTION:

May 29, 2018 – City Council approved an agreement between the City of El Paso and Dantex General Contractors, Inc.

AMOUNT AND SOURCE OF FUNDING:

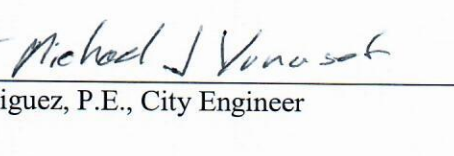
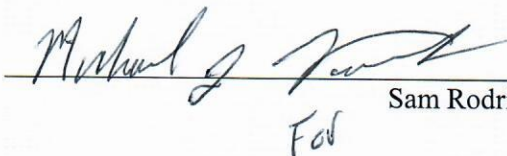
Project		Funding Source
District 4 Water Park:	\$ 900,000.00	2017 Capital Plan
	\$7,211,350.00	2018 Capital Plan
	\$3,251,650.00	Pending Council Approval

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Sam Rodriguez, P.E., City Engineer

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the City Manager is authorized to sign the Guaranteed Maximum Price Amendment to the Standard Form of Agreement by and between the City of El Paso and DANTEX GENERAL CONTRACTORS, INC. ("Construction Manager") for the project known as "Regional Water Parks: District#1 and District #4 2018-1099R", to accept and incorporate the Construction Manager's Guaranteed Maximum Price Proposal and establishing the Guaranteed Maximum Price ("GMP") for the project in the amount of Eleven Million Three Hundred Forty Three Thousand and No/100 dollars (\$11,343,000.00); and

That the City Manager or Designee be authorized to approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law and do not make changes to the prices and are within the appropriate budget; and

That the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this agreement.

PASSED AND APPROVED this ____ day of _____, 2019.


CITY OF EL PASO:

Dee Margo, Mayor

ATTEST:

Laura D. Prine,
City Clerk

APPROVED AS TO FORM:



Sol M. Cortez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Sam Rodriguez, P.E., City Engineer
Capital Improvement Department

CITY CLERK DEPT
2019 JAN 30 PM5:35

**GUARANTEED MAXIMUM PRICE AMENDMENT
TO THE
STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONSTRUCTION MANAGER**

This Guaranteed Maximum Price Amendment to the Standard Form of Agreement between Owner and Construction Manager (the "Amendment") is entered into by and between the City of El Paso (the "City" or "Owner") and DANTEX GENERAL CONTRACTORS, INC. ("Construction Manager") for the construction of Regional Water Parks: District #1 and District #4 2018-1099R. This Amendment amends the one certain Standard Form of Agreement Between the Owner and Design-Builder (the "Agreement") entered into by and between the City and DANTEX GENERAL CONTRACTORS, INC, dated May 29, 2018, and establishes a Guaranteed Maximum Price ("GMP") for construction and time for completion of construction as set forth below:

RECITALS

WHEREAS, the City and Construction Manager entered into the Agreement dated as of May 29, 2018, for the construction of the Regional Water Parks: District #1 and District #4 2018-1099R; and

WHEREAS, unless clearly provided otherwise herein, all terms and phrases used herein shall have the same meaning as the terms and phrases used in the Agreement; and

WHEREAS, Section 2.05 of the Agreement contemplates the delivery of a Construction Manager's GMP Proposal to the City; and

WHEREAS, Section 2.05 of the Agreement requires that said proposal contain certain representations and documentation; and

WHEREAS, Section 2.05 of the Agreement provides that in the event the City timely accepts the Construction Manager's GMP Proposal, this Amendment shall be executed; and

WHEREAS, Construction Manager has delivered a Construction Manager's GMP Proposal to the City; and

WHEREAS, the City desires to accept the Construction Manager's GMP Proposal, subject to any amendments or revisions as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Construction Manager agree to modify and amend the Agreement as follows:

1. The City hereby accepts the Construction Manager's GMP Proposal submitted by Construction Manager, dated January 30, 2019, a true and complete copy of which is attached hereto and incorporated herein by reference, marked as Exhibit "1-A".
2. Construction Manger's GMP for the Cost of the Work is Eleven Million Three Hundred Forty Three Thousand and No/100 dollars (\$11,343,000.00) subject to additions and deductions by Change Order as provided in the Contract Documents. As agreed by the City and Construction Manager, the GMP is an amount that the Cost of the Work shall not exceed, and is based on and detailed in the attached Exhibit "1-A".
3. The Construction Manager's Fee for the Construction of the Work is hereby established in the sum of Three Hundred Fifty Five Thousand Forty Seven and No/100 Dollars (\$355,047.00), based on the product of 3.13% multiplied by the Cost of the Work, and said sum is included within the above stated GMP.
4. The General Conditions expenses for the construction of the Work are hereby established in the sum of Seven Hundred Thirty Thousand Eight Hundred Fifty Five and No/Dollars (\$730,855.00), and said sum is included in the above stated GMP. Construction Manager acknowledges and agrees that the City shall have no liability for any General Condition expenses beyond payment of the above noted amount and Construction Manager agrees that it shall not be entitled to receive any additional compensation from the City for the General Conditions beyond this amount unless expressly adjusted by a Change Order.
5. The City has established a contingency fund in the sum of Three Hundred Eighty Six Thousand and No/100 Dollars (\$386,000.00) for this Project. Construction Manager has no right or entitlement to the contingency fund and use of such funds are subject to the prior written approval and issuance of a Change Order by the City. Any contingency funds remaining at the completion of the Project will be credited from the GMP.
6. The services and cost of compliance with the Test and Balance is included within the GMP.
7. The Owner and Construction Manger agree that the GMP Proposal does not include construction work for the Regional Water Park at District 1.
8. Pursuant to the terms of the Agreement, The Construction Manager shall achieve Substantial Completion of the entire Work not later than 365 calendar days from the date the Notice to Proceed is issued, subject to and adjustments of this Contract Time as provided in the Contract Documents and Changer Orders modifying and extending this Agreement. It is specifically understood and agreed to by and between Owner and Construction Manager that time is of the essence in the substantial completion of the Work, and that failure to substantially complete the Work within the designated period, or as it may be extended, shall be construed as a breach of this Agreement.
9. Pursuant to the terms of the Agreement, Construction Manager shall achieve Final Completion of the entire Work not later than 60 calendar days from the date of Substantial Completion, subject to and adjustments of this Contract Time as provided in the Contract Documents and Change Orders modifying and extending this Agreement. It is specifically understood and agreed to by and

between Owner and Construction Manager that time is of the essence in the final completion of the Work, and that failure to complete the Work within the designated period, or as it may be extended, shall be construed as a breach of this Agreement.

10. Construction Manager acknowledges and recognizes that the Owner is entitled to full and beneficial occupancy and use of the completed work following expiration of the Contract Time. The Construction Manager further acknowledges and agrees that, if the Construction Manager fails to reach the Substantial Completion and/or Final Completion dates of any portion of the Work within the Contract time, the Owner will sustain actual damages as a result of such failure. The exact amount of such damages will be difficult to ascertain. Therefore, the Owner and Construction Manager agree that, if the Construction Manager shall neglect, fail, or refuse to achieve substantial completion and/or final completion of the Work by the Substantial Completion and/or Final Completion date, subject to proper extension granted by the Owner, then the Construction Manager agrees to pay the Owner as liquidated damages ("Liquidated Damages"), not as a penalty, for the damages that would be suffered by Owner as a result of delay the sum of:

- \$1,663.00 and no/00 dollars for each consecutive calendar day after the date of Substantial Completion in which the Work is not completed.
- \$1,663.00 and no/00 dollars for each consecutive calendar day after the date of Final Completion in which the Work is not completed.

11. Except as modified herein, the terms and conditions of the Agreement remain unchanged. In the event of a conflict between the terms of this Amendment and those of the Agreement, the City and Construction Manager agree that the terms of this Amendment shall take precedence.

IN WITNESS WHEREOF, the parties have executed this Amendment to be effective as of the ____ day of February, 2019.

OWNER:

CITY OF EL PASO, TEXAS

By: _____

Name: _____

Title: _____

Construction Manager:

DANTEX GENERAL CONTRACTORS, INC

By: _____

Name: _____

Title: _____

Exhibit “1-A” – Construction Manager’s Proposal

DANTEX



General Contractors, Inc.

4727 Osborne Drive • El Paso, Texas 79922 • 915 / 584-9300

January 30, 2019

Capital Improvement – City of El Paso
218 North Campbell Street, Second Floor
El Paso, Texas 79901

Attention: Brad Thompson, Project Manager

**RE: Revised Guaranteed Maximum Price Proposal – Regional Water Parks:
District #1 and District #4**

Mr. Thompson,

As requested, please review the following Revised Guaranteed Maximum Price proposal for the Regional Water Parks District #4.

This Revised Guaranteed Maximum Price proposal reflects an estimated cost based on the Final Design construction documents issued by Parkhill Smith & Cooper dated January 14, 2018. Please review Attachment A – list of project plan drawings and Attachment B – list of project manual specifications included in this document which were used in the development of the Revised Guaranteed Maximum Price. The Revised Guaranteed Maximum Price proposal is broken down into scope of work, Revised Guaranteed Maximum Price, allowances, and exclusions.

Scope of Work

- Site Demolition – existing utility location, select site demolition including asphalt and concrete curb demolition, clearing, grubbing, and scarification of entire site for new construction.
- Storm Drain – catch basins, trench drains and all associated piping.
- Sitework – cut/fill, grading, parking lot basecourse and paving, striping, parking signs and concrete wheel stops.
- Site Concrete – site and building concrete sidewalks, concrete paving, decorative concrete paving, headwall, mow strips, concrete curb and gutter, canopy spot footings, and square column footings.
- Building Concrete – steel reinforced slab on grade over vapor barrier and granular fill.
- Masonry – Standard gray CMU exterior and interior partitions.
- Structural Steel – reinforcing steel, tube columns, wide-flange beams, roof deck, joists and bridging, continuous angles, joist bearing plates, bridging anchor angles, roof opening frames, anchor and erection bolts.

- Miscellaneous Steel Fabrications – roof hatch, ladder to roof hatch, parking signs, and flag pole.
- Steel Erection and Miscellaneous Steel Installation.
- Rough Carpentry – miscellaneous rough carpentry wood blocking
- Millwork – millwork and casework, countertops, and countertop supports.
- Roofing – TPO roofing with sheet metal flashing and trim.
- Caulking and Sealants for building and site.
- Doors and Hardware – installation of new exterior and interior doors and hardware.
- Overhead Coiling Door and Overhead Counter Doors.
- Glass and Glazing – Installation of new aluminum framed entrances and storefronts and transactions windows.
- Metal stud framing system – interior metal stud framing, batt insulation, gypsum board, tape, bed, texture of gypsum board walls and ceilings.
- Acoustical Ceilings – Lay-in acoustical ceilings and gypsum board ceilings.
- Painting of CMU and open to structure deck areas.
- Ceramic tile wainscot.
- Flooring – ceramic tile, quarry tile, and sealed concrete.
- Toilet Partitions.
- Toilet Accessories.
- Fire Extinguishers.
- Lockers – wardrobe lockers and electronic lockers and self-serve kiosks.
- Food Service Equipment.
- Pool Structures – Lap Pool, Recreation Pool, Water Slides, Tot Pool.
- Pre-Engineered Fabric Tension Structures.
- Plumbing, HVAC and Electrical Systems - installation of new HVAC, Plumbing, and Electrical system with Fire Alarm. Kitchen Hood - Specified on FS-2 - Kitchen Equipment Specification List, but not shown on M-111 - Mechanical Floor Plan.
- Conduit for Special Systems.
- Fire Protection – Installation of site underground and new fire hydrant.
- Fencing – decorative metal fencing and gates.
- Landscaping – landscaping and irrigation.
- Payment and Performance Bond.
- Construction is based on fourteen (14) month construction schedule.
- It is anticipated that the existing water, sewer and electrical services can be utilized for temporary services during construction at no cost to CMAR or Subcontractors.
- Includes all necessary shoring, barricading, flagging, safety railing, hoisting, scaffolding, etc., as required by OSHA.

Revised Guaranteed Maximum Price

\$11,343,000.00

Allowances included in Revised Guaranteed Maximum Price

• Wayfinding Signage	\$ 50,000.00
• Art (MCAD)	\$ 100,000.00
• Theming	\$ 250,000.00
• Dedication Plaque	\$ 10,000.00
• Utility Impact Fees	\$ 65,000.00
• Sewer Line D-4	\$ 100,000.00
• Sandblasted Sidewalk (detail A4/L-504)	\$ 25,000.00
• Owner's Contingency	\$ 386,000.00
Total Revised Allowances	\$ 986,000.00

Exclusions

- Addendum #1 – issued January 25, 2019.
- Permits.
- Sales Tax.
- Impact, Usage, Expansion, Contribution, Pollution, Remediation, Meter, or Tap Fees of any kind from any utility company or public entity.
- Re-design or Re-design Fees.
- Testing or Testing Fees.
- Asbestos abatement of any kind.
- Unforeseen Conditions below grade.
- Demolition of rock below grade to achieve proposed grades.
- Formed and Poured Concrete at Pools – all pools floors and walls are shotcrete.
- Self-Adhering Sheet Waterproofing – specified – none shown on plans.
- Kitchen Equipment other than stated above.
- Owner's Construction Contingency of \$500,000.00 as per the Proposal Form is not included in the total proposal. Owner's contingency of \$368,000.00 is included per direction from Owner.
- Spotting or providing location of existing underground utilities.
- Rework of existing electrical and circuitry to the existing stadium and existing stadium parking lot lighting.
- Any work or rework involving site utilities that are not specifically shown on the drawings.
- Any rework of utilities to the existing stadium.
- Special Systems and Special Systems cabling – conduit only. (AV, Security, IT, etc., per direction from Owner)
- Cutting and rerouting of existing landscape or irrigation systems to the existing stadium.
- Replacement or maintenance of turf and/or landscaping at the existing stadium.
- Cost for Commissioning or Commissioning Agent.
- Site Furnishings – Pool Lounge Chairs, Picnic Tables "A" & "B", Benches, and Rock Climber - by Owner in FFE Package
- Litter Receptacle – specified and detailed – none shown on the drawings.

- Bike Rack – specified and detailed – none shown on the drawings.
- Pet Waste Station – specified – none shown on the drawings.
- Parking Lot Lighting or Site Lighting -discussed in meetings, not shown on drawings.
- This Revised Guaranteed Maximum Price proposal is subject to change upon receipt of updated or final construction drawings.

Thank you for allowing Dantex General Contractors to participate in this Project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Daniels', with a long horizontal flourish extending to the right.

Tyler Daniels
President

**PROJECT SPECIFICATIONS AND DRAWINGS LIST
THE CITY OF EL PASO – REGIONAL WATER PARKS:
DISTRICT #1 AND DISTRICT #4**

LIST OF DRAWINGS

Attachment A

DISTRICT #4 DRAWING LIST: Sheets or Drawings

DATE: January 14, 2019

GENERAL

G-001	COVER SHEET & INDEX
G-002	SYMBOLS, LEGENDS, AND ABBREVIATIONS
G-003	ACCESSIBILITY STANDARDS
G-004	ACCESSIBILITY STANDARDS
G-005	ACCESSIBILITY STANDARDS
G-006	ACCESSIBILITY STANDARDS
G-101	CODE INFORMATION

CIVIL

C-100	EXISTING SURVEY
C-101	DEMOLITION PLAN
C-102	CIVIL SITE PLAN
C-103	HORIZONTAL CONTROL PLAN
C-104	UTILITY PLAN
C-105	PARKING LOT GRADING PLAN
C-106	GRADING NOTES
C-201	STORMWATER POLLUTION PREVENTION PLAN
C-202	STORMWATER CONTROL BMPs
C-501	STANDARD DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	STANDARD DETAILS

LANDSCAPE

L-001	LANDSCAPE GENERAL NOTES
L-101	LANDSCAPE SITE PLAN
L-102	LANDSCAPE GRADING PLAN
L-103	LANDSCAPE IRRIGATION PLAN
L-103A	LANDSCAPE IRRIGATION PLAN BID ALTERNATE
L-104	LANDSCAPE PLANTING PLAN
L-104A	LANDSCAPE PLANTING PLAN BID ALTERNATE
L-501	LANDSCAPE DETAILS NOTES AND DETAILS
L-502	LANDSCAPE DETAILS
L-503	LANDSCAPE DETAILS
L-504	LANDSCAPE DETAILS
L-505	LANDSCAPE DETAILS
L-506	LANDSCAPE DETAILS
L-507	LANDSCAPE DETAILS
L-508	LANDSCAPE DETAILS

STRUCTURAL

S-001	GENERAL NOTES
S-002	TYPICAL FOUNDATION DETAILS
S-003	FOUNDATION/ CONCRETE DETAILS

**PROJECT SPECIFICATIONS AND DRAWINGS LIST
THE CITY OF EL PASO – REGIONAL WATER PARKS:
DISTRICT #1 AND DISTRICT #4**

S-004	TYPICAL FRAMING DETAILS
S-005	TYPICAL MASONRY DETAILS
S-006	TYPICAL MASONRY DETAILS
S-007	SPECIAL INSPECTIONS IBC 2015
S-008	ABBREVIATIONS
S-111	FOUNDATION PLAN
S-112	ROOF FRAMING PLAN
S-201	FRAME ELEVATIONS
S-501	FOUNDATION DETAILS
S-502	FOUNDATION DETAILS
S-511	FRAMING DETAILS

ARCHITECTURAL

A-111	FLOOR PLAN
A-122	WALL FINISH PLAN
A-123	FLOOR FINISH PLAN
A-131	REFLECTED CEILING PLAN
A-141	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-211	INTERIOR ELEVATIONS
A-212	INTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-311	WALL SECTIONS
A-312	WALL SECTIONS
A-313	WALL SECTIONS
A-401	ENLARGED PLANS
A-501	DETAILS
A-502	DETAILS
A-530	ROOF DETAILS
A-601	DOOR & GLAZING SCHEDULE
A-603	MILLWORK SECTIONS
A-701	DOOR AND WINDOW DETAILS
A-702	DOOR AND WINDOW DETAILS

FOOD SERVICE EQUIPMENT

FS-1	KITCHEN EQUIPMENT NUMBERED
FS-2	KITCHEN EQUIPMENT SPECIFICATION LIST

POOL

W-100	OVERALL AQUATIC PLAN
W-101	GENERAL DETAILS AND SCHEDULES
W-102	GENERAL DETAILS
W-110	POOL A – LAP POOL PLAN
W-111	POOL A – LAP POOL DIMENSION PLAN
W-112	POOL A – LAP POOL SECTIONS
W-113	POOL A – LAP POOL SECTIONS
W-114	POOL A – LAP POOL DETAILS
W-120	POOL B – LEISURE POOL PLAN
W-121	POOL B – LEISURE POOL DIMENSION PLAN
W-122	POOL B – LEISURE POOL SECTIONS & DETAILS

**PROJECT SPECIFICATIONS AND DRAWINGS LIST
THE CITY OF EL PASO – REGIONAL WATER PARKS:
DISTRICT #1 AND DISTRICT #4**

W-123	POOL B – LEISURE POOL SECTIONS & DETAILS
W-124	POOL B – SLIDE PLAN AND DETAILS
W-125	POOL B – SLIDE SUMP DETAILS
W-130	POOL C – WADING POOL PLANS, SECTION, AND DETAILS
W-200	STRUCTURAL
W-201	STRUCTURAL
W-202	STRUCTURAL
W-203	STRUCTURAL
W-204	STRUCTURAL
W-205	STRUCTURAL
W-300	OVERALL PIPING PLAN
W-301	GENERAL PIPING DETAILS
W-302	GENERAL PIPING DETAILS
W-303	GENERAL PIPING DETAILS
W-310	POOL A – LAP POOL FILTRATION PIPING PLAN
W-311	POOL A – LAP POOL SUCTION PIPING PLAN
W-320	POOL B – LEISURE POOL FILTRATION PIPING DETAILS
W-321	POOL B – LEISURE POOL SUCTION, PROPULSION & ACTIVITY PIPING PLAN
W-322	POOL B – SLIDING PIPING POOL
W-330	POOL C – WADING POOL PIPING PLAN
W-400	MECHANICAL EQUIPMENT PLAN
W-401	MECHANICAL EQUIPMENT SCHEDULES
W-402	MECHANICAL DETAILS
W-403	MECHANICAL DETAILS
W-404	MECHANICAL DETAILS
W-405	MECHANICAL PUMP CURVES
W-510	POOL A – LAP POOL P&ID
W-511	POOL A – LAP POOL P&ID AND ELECTRICAL SCHEMATIC
W-520	POOL B – LEISURE POOL P&ID
W-521	POOL B – LEISURE POOL ELECTRICAL SCHEMATIC
W-530	POOL C – CHILDREN'S POOL P&ID
W-531	POOL C – CHILDREN'S POOL ELECTRICAL SCHEMATIC

PLUMBING

P-001	PLUMBING ABBREVIATIONS & LEGENDS
P-111	PLUMBING FLOOR PLAN
P-120	PLUMBING ROOF PLAN
P-501	PLUMBING DETAILS
P-502	PLUMBING DETAILS
P-503	PLUMBING DETAILS
P-601	PLUMBING SCHEDULES

MECHANICAL

M-001	MECHANICAL ABBREVIATIONS & LEGENDS
M-111	MECHANICAL FLOOR PLAN
M-501	MECHANICAL DETAILS
M-502	MECHANICAL DETAILS
M-601	MECHANICAL SCHEDULES

ELECTRICAL

E-001	ELECTRICAL ABBREVIATIONS & LEGENDS
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**PROJECT SPECIFICATIONS AND DRAWINGS LIST
THE CITY OF EL PASO – REGIONAL WATER PARKS:
DISTRICT #1 AND DISTRICT #4**

E-100	ELECTRICAL SITE PLAN
E-101	ELECTRICAL SITE PLAN AND DETAILS
E-102	ELECTRICAL SITE PLAN AND DETAILS
E-111	LIGHTING PLAN
E-121	POWER PLAN
E-401	ENLARGED KITCHEN POWER PLAN
E-402	ENLARGED POOL EQUIPMENT PLAN
E-501	ELECTRICAL RISER DIAGRAM
E-502	ELECTRICAL DETAILS
E-601	ELECTRICAL SCHEDULES
E-602	ELECTRICAL SCHEDULES

AUDIO VISUAL

AV-001	LEGEND AND NOTES – AUDIO VISUAL
AV-010	SITE PLAN – AUDIO VISUAL
AV-111	FLOOR PLAN – AUDIO VISUAL
AV-401	GENERAL DETAILS – AUDIO VISUAL

COMMUNICATIONS

T-001	LEGEND AND NOTES – COMMUNICATIONS
T-010	SITE PLAN – COMMUNICATIONS
T-111	FLOOR PLAN – COMMUNICATIONS
T-301	TELECOM ROOM DETAILS – COMMUNICATIONS
T-401	GENERAL DETAILS – COMMUNICATIONS

SECURITY

SC-001	LEGEND AND NOTES – SECURITY
SC-010	SITE PLAN – SECURITY
SC-111	FLOOR PLAN – SECURITY
SC-301	DOOR ELEVATIONS – SECURITY
SC-401	GENERAL DETAILS – SECURITY

PUBLIC ARTIST

S-100	GENERAL NOTES AND ELEVATION
S-101	SCULPTURE FOUNDATION PLAN
E1	ARTWORK LIGHTING PLAN
E2	ELECTRICAL KEY NOTES
E3	ELECTRICAL SPECIFICATIONS

**PROJECT SPECIFICATIONS AND DRAWINGS LIST
THE CITY OF EL PASO – REGIONAL WATER PARKS:
DISTRICT #1 AND DISTRICT #4**

LIST OF SPECIFICATIONS

Attachment B

DISTRICT #4 SPECIFICATIONS

DATE: January 2019

DIVISION: **DESCRIPTION OF WORK:**

Division 00- Procurement and Contracting Requirements

<u>00 31 32</u>	<u>Geotechnical Data</u>
<u>00 61 13</u>	<u>Performance and Payment Bonds</u>
<u>07 72 23</u>	<u>Standard General Conditions of the Construction Contract</u>
<u>00 73 16</u>	<u>Owner's Insurance Requirements of Contractor</u>
<u>00 73 36</u>	<u>Apprentice Program</u>
<u>00 73 43</u>	<u>Wage Rate Requirements</u>

Division 01 – General Requirements

<u>01 10 00</u>	<u>Summary</u>
<u>01 29 00</u>	<u>Payment Procedures</u>
<u>01 31 00</u>	<u>Project Management and Coordination</u>
<u>01 32 00</u>	<u>Construction Progress Documentation</u>
<u>01 33 00</u>	<u>Submittal Procedures</u>
<u>01 40 00</u>	<u>Quality Requirements</u>
<u>01 42 00</u>	<u>References</u>
<u>01 50 00</u>	<u>Temporary Facilities and Controls</u>
<u>01 57 23</u>	<u>Temporary Storm Water Pollution Control</u>
<u>01 57 25</u>	<u>Dust Control During Construction</u>
<u>01 60 00</u>	<u>Product Requirements</u>
<u>01 70 00</u>	<u>Execution and Closeout Requirements</u>

Division 02 - Existing Conditions

<u>02 41 13</u>	<u>Selective Site Demolition</u>
<u>02 41 19</u>	<u>Selective Demolition</u>

Division 03 - Concrete

<u>03 30 00</u>	<u>Cast-in-Place Concrete</u>
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Division 04 – Masonry

<u>04 22 00</u>	<u>Concrete Unit Masonry</u>
<u>04 43 13.13</u>	<u>Anchored Stone Masonry Veneer</u>
<u>04 72 00</u>	<u>Cast Stone Masonry</u>

Division 05 - Metals

<u>05 12 00</u>	<u>Structural Steel Framing</u>
<u>05 21 00</u>	<u>Steel Joist Framing</u>
<u>05 31 00</u>	<u>Steel Decking</u>

<u>05 40 00</u>	<u>Cold-Formed Metal Framing</u>
<u>05 50 00</u>	<u>Metal Fabrications</u>
<u>05 51 33.23</u>	<u>Alternating Tread Aluminum Stairs</u>
<u>05 52 13</u>	<u>Pipe and Tube Railings</u>

Division 06 – Wood, Plastics and Composites

<u>06 10 53</u>	<u>Miscellaneous Rough Carpentry</u>
<u>06 16 00</u>	<u>Sheathing</u>

Division 07 – Thermal and Moisture Protection

<u>07 13 26</u>	<u>Self-Adhering Sheet Waterproofing</u>
<u>07 19 00</u>	<u>Water Repellants</u>
<u>07 21 00</u>	<u>Thermal Insulation</u>
<u>07 27 26</u>	<u>Fluid-Applied Membrane Air Barriers</u>
<u>07 42 13.6</u>	<u>Modular Metal Wall Panels</u>
<u>07 42 23</u>	<u>Exterior Composite Wall Panels</u>
<u>07 54 23</u>	<u>Thermoplastic Polyolefin (TPO) Roofing</u>
<u>07 62 00</u>	<u>Sheet Metal Flashing and Trim</u>
<u>07 92 00</u>	<u>Joint Sealants</u>

Division 08 - Openings

<u>08 11 13</u>	<u>Hollow Metal Doors and Frames</u>
<u>08 14 16</u>	<u>Flush Wood Doors</u>
<u>08 33 23</u>	<u>Overhead Coiling Doors</u>
<u>08 56 59</u>	<u>Aluminum Transom Windows</u>
<u>08 71 00</u>	<u>Door Hardware</u>
<u>08 80 00</u>	<u>Glazing</u>

Division 09 - Finishes

<u>09 22 16</u>	<u>Non-Structural Metal Framing</u>
<u>09 29 00</u>	<u>Gypsum Board</u>
<u>09 30 13</u>	<u>Ceramic Tiling</u>
<u>09 51 13</u>	<u>Acoustical Panel Ceilings</u>
<u>09 65 13</u>	<u>Resilient Base and Accessories</u>
<u>09 91 13</u>	<u>Exterior Painting</u>
<u>09 91 23</u>	<u>Interior Painting</u>
<u>09 95 50</u>	<u>Fiberglass Wall Paneling</u>

Division 10 – Specialties

<u>10 14 19</u>	<u>Cast Letters</u>
<u>10 14 23.13</u>	<u>Room Identification Signage</u>
<u>10 21 13.19</u>	<u>Plastic Toilet Compartments</u>
<u>10 21 23</u>	<u>Cubicle Curtains and Track</u>
<u>10 28 00</u>	<u>Toilet, Bath, and Laundry Accessories</u>
<u>10 44 13</u>	<u>Fire Protection Cabinets</u>
<u>10 44 16</u>	<u>Fire Extinguishers</u>
<u>10 51 13</u>	<u>Metal Lockers</u>
<u>10 51 15</u>	<u>Electronic Lockers</u>
<u>10 95 00</u>	<u>Miscellaneous Specialties</u>

Division 11 – Equipment This Division Not Used

<u>11 14 00</u>	<u>Waist-High Turnstiles</u>
<u>11 40 00</u>	<u>Foodservice Equipment</u>

Division 12 – Furnishings

<u>12 32 16</u>	<u>Manufactured Plastic-Laminate-Clad Casework</u>
<u>12 36 23.13</u>	<u>Plastic-Laminate-Clad Countertops</u>
<u>12 36 61.19</u>	<u>Quart Agglomerate Countertops</u>
<u>12 93 00</u>	<u>Site Furnishings</u>

Division 13 – Special Construction

<u>13 11 13</u>	<u>Pool General</u>
<u>13 11 14</u>	<u>Pool Start-Up, Maintenance & Operations Training</u>
<u>13 11 18</u>	<u>Pool Concrete</u>
<u>13 11 20</u>	<u>Pool Pipe and Pipe Fittings</u>
<u>13 11 23</u>	<u>Pool Pipe Supports</u>
<u>13 11 24</u>	<u>Pool Valves</u>
<u>13 11 25</u>	<u>Pool Centrifugal Pumps</u>
<u>13 11 26</u>	<u>Pool Pump VFD</u>
<u>13 11 32</u>	<u>Pool Fiberglass Filters</u>
<u>13 11 35</u>	<u>Pool Ultraviolet Disinfection Equipment</u>
<u>13 11 37</u>	<u>Pool Chemical Systems and Controls</u>
<u>13 11 40</u>	<u>Pool Heating Systems</u>
<u>13 11 45</u>	<u>Pool Rail Goods</u>
<u>13 11 46</u>	<u>Pool Equipment</u>
<u>13 11 60</u>	<u>Pool Quartz Aggregate Finish</u>
<u>13 11 61</u>	<u>Pool Ceramic Tile</u>
<u>13 11 65</u>	<u>Water Flume Ride</u>
<u>13 31 23</u>	<u>Pre-Engineered Fabric Tension Structures</u>
<u>13 34 23.30</u>	<u>Fabricated Shelter</u>

Division 14 thru 21 These Divisions Not Used

Division 22 – Plumbing

<u>22 11 00</u>	<u>Facility Water Distribution</u>
<u>22 11 23</u>	<u>Domestic Water Pumps</u>
<u>22 13 16</u>	<u>Sanitary Waste and Vent Piping</u>
<u>22 14 00</u>	<u>Facility Storm Drainage</u>
<u>22 30 05</u>	<u>Domestic Water Heaters</u>
<u>22 40 00</u>	<u>Plumbing Fixtures</u>

Division 23 – Heating, Ventilating and Air Conditioning (HVAC)

<u>23 05 00</u>	<u>General Mechanical Requirements</u>
<u>23 05 00.20</u>	<u>Basic Mechanical Materials and Methods</u>
<u>23 05 29</u>	<u>Hangers and Supports for HVAC Piping and Equipment</u>
<u>23 05 53</u>	<u>Mechanical Identification</u>
<u>23 05 93</u>	<u>Testing, Adjusting and Balancing</u>
<u>23 07 05</u>	<u>HVAC and Plumbing Insulation</u>

<u>23 11 23</u>	<u>Facility Natural-Gas Piping</u>
<u>23 23 00</u>	<u>Refrigerant Piping</u>
<u>23 31 00</u>	<u>HVAC Ducts and Casings</u>
<u>23 33 00</u>	<u>Air Duct Accessories</u>
<u>23 34 00</u>	<u>HVAC Fans</u>
<u>23 37 00</u>	<u>Air Outlets and Inlets</u>
<u>23 38 13</u>	<u>Commercial-Kitchen Hoods</u>
<u>23 55 00</u>	<u>Fuel-Fired Heaters</u>
<u>23 72 00</u>	<u>Air-to-Air Energy Recovery Equipment</u>
<u>23 81 03</u>	<u>Package Rooftop Air Conditioning Units – Small Capacity</u>
<u>23 81 26.10</u>	<u>Mini-Split System Air Conditioners</u>
<u>23 82 39</u>	<u>Unit Heaters</u>

Division 24 thru 25 These Divisions Not Used

Division 26 – Electrical

<u>26 05 00</u>	<u>Basic Electrical Methods</u>
<u>26 05 13</u>	<u>Building Wire and Cable</u>
<u>26 05 19</u>	<u>Equipment Wiring Systems</u>
<u>26 05 26</u>	<u>Grounding and Bonding</u>
<u>26 05 29</u>	<u>Hangers and Supports for Electrical Systems</u>
<u>26 05 33</u>	<u>Conduit</u>
<u>26 05 33.16</u>	<u>Boxes</u>
<u>26 05 53</u>	<u>Identification for Electrical Systems</u>
<u>26 24 16</u>	<u>Panelboards</u>
<u>26 27 26</u>	<u>Wiring Devices</u>
<u>26 28 16.16</u>	<u>Enclosed Switches</u>
<u>26 51 00</u>	<u>Interior Lighting</u>

Division 27 – Communications

<u>27 00 00</u>	<u>Communications</u>
<u>27 05 26</u>	<u>Grounding and Bonding for Communications Systems</u>
<u>27 05 28</u>	<u>Pathways for Communications Systems</u>
<u>27 05 43</u>	<u>Underground Ducts and Raceways for Communications Systems</u>
<u>27 11 00</u>	<u>Communications Room Fittings</u>
<u>27 13 00</u>	<u>Communications Backbone Cablins</u>
<u>27 15 00</u>	<u>Communications Horizontal Cablins</u>
<u>27 41 16</u>	<u>Audio Visual Systems</u>

Division 28 – Electronic Safety and Security

<u>28 00 00</u>	<u>Electronic Safety</u>
<u>28 05 13</u>	<u>Conductors and Cables for Electronic Safety and Security(To be added Later)</u>
<u>28 05 26</u>	<u>Grounding and Bonding for Electronic Safety and Security(To be added Later)</u>
<u>28 05 28</u>	<u>Pathways for Electronic Safety and Security(To be added Later)</u>
<u>28 05 44</u>	<u>Sleeves and Sleeve Seals for Elec. Safety and Security Pathways & Cabling(To be added Later)</u>
<u>28 10 00</u>	<u>Electronic Access Control and Intrusion Detection</u>

<u>28 23 00</u>	<u>Video Surveillance</u>
<u>28 26 00</u>	<u>Emergency Intercom and Duress</u>
<u>28 46 21.11</u>	<u>Addressable Fire-Alarm Systems(To be added Later)</u>
<u>28 46 21.13</u>	<u>Conventional Fire-Alarm Systems(To be added Later)</u>
<u>28 47 00</u>	<u>Mass Notification Systems(To be added Later)</u>

Division 29 thru 30 These Divisions Not Used

Division 31 – Earthwork

<u>31 10 00</u>	<u>Site Clearing</u>
<u>31 20 00</u>	<u>Earth Moving</u>
<u>31 20 00.10</u>	<u>Earth Moving for Facility</u>
<u>31 23 00</u>	<u>Excavation and Fill</u>
<u>31 23 16.13</u>	<u>Trenching</u>
<u>31 41 10</u>	<u>Trench Safety System</u>

Division 32 – Exterior Improvements

<u>32 11 50</u>	<u>Flexible Base Course</u>
<u>32 12 16.10</u>	<u>Asphalt Paving Surfacing</u>
<u>32 13 13</u>	<u>Concrete Paving</u>
<u>32 13 16</u>	<u>Decorative Concrete Paving</u>
<u>32 13 19</u>	<u>Decorative Metal Fences and Gates</u>
<u>32 13 73</u>	<u>Concrete Paving Joint Sealants</u>
<u>32 16 00</u>	<u>Concrete Curbs, Gutters, and Sidewalks</u>
<u>32 17 23</u>	<u>Pavement Markings</u>
<u>32 84 00</u>	<u>Planting Irrigation</u>
<u>32 92 00</u>	<u>Turf and Grasses</u>
<u>32 93 00</u>	<u>Plants</u>

Division 33 – Utilities

<u>33 05 00</u>	<u>Common Work Results for Utilities</u>
<u>33 05 13</u>	<u>Manholes and Structures</u>
<u>33 12 00</u>	<u>Water Utility Distribution Equipment</u>
<u>33 13 00</u>	<u>Disinfection of Water Utility Distribution</u>
<u>33 31 00</u>	<u>Sanitary and Storm Utility Sewerage Piping</u>

Division 34 thru 40 These Divisions Not Used

Division 41 Material Processing and Handling Equipment

<u>41 23 23</u>	<u>Rail Trolley Hoist</u>
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Division 42 thru 49 These Divisions Not Used

END OF INDEX TO SPECIFICATIONS

<u>23 11 23</u>	<u>Facility Natural-Gas Piping</u>
<u>23 23 00</u>	<u>Refrigerant Piping</u>
<u>23 31 00</u>	<u>HVAC Ducts and Casings</u>
<u>23 33 00</u>	<u>Air Duct Accessories</u>
<u>23 34 00</u>	<u>HVAC Fans</u>
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<u>23 72 00</u>	<u>Air-to-Air Energy Recovery Equipment</u>
<u>23 81 03</u>	<u>Package Rooftop Air Conditioning Units – Small Capacity</u>
<u>23 81 26.10</u>	<u>Mini-Split System Air Conditioners</u>
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Division 24 thru 25 These Divisions Not Used

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<u>27 05 43</u>	<u>Underground Ducts and Raceways for Communications Systems</u>
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<u>33 05 00</u>	<u>Common Work Results for Utilities</u>
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Division 34 thru 40 These Divisions Not Used

Division 41 Material Processing and Handling Equipment

<u>41 23 23</u>	<u>Rail Trolley Hoist</u>
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Division 42 thru 49 These Divisions Not Used

END OF INDEX TO SPECIFICATIONS

- Bike Rack – specified and detailed – none shown on the drawings.
- Pet Waste Station – specified – none shown on the drawings.
- Parking Lot Lighting or Site Lighting -discussed in meetings, not shown on drawings.
- This Revised Guaranteed Maximum Price proposal is subject to change upon receipt of updated or final construction drawings.

Thank you for allowing Dantex General Contractors to participate in this Project.

Sincerely,

A handwritten signature in black ink, appearing to read 'TD', followed by a long horizontal flourish.

Tyler Daniels
President