



February 12, 2025

El Paso County Fabens Airport Hangar Improvements  
1611 Fabens Rd.  
Fabens Texas, 79838

Attention: Erick Hernandez  
Reference: Fabens Airport Hangar Improvements  
Subject: Price Proposal

Dear Mr. Hernandez

Basic IDIQ Inc. is pleased for the opportunity to submit this proposal for the noted work and will be looking forward to hearing from you soon. Please contact me directly at any time if there are any clarifications or if further information is needed.  
Basic IDIQ Inc. is prepared to start work 14 days from the notice to proceed.

Please find the attached Scope of work, cost works line breakdown and unit price summary.

Purchasing cooperative for this project Buy Board No.728-24 RS Means JOC

Respectfully,

Isidoro Esparza  
Assistant Area Manager  
Basic IDIQ Inc.  
915.309.6682  
[IEsparza@BasicIDIQ.com](mailto:IEsparza@BasicIDIQ.com)

Attachments:

- A. Scope of Work
- B. Cost works line item break down
- C. Cost Summary



**SCOPE OF WORK**  
**El Paso County Fabens**  
**Airport Hangar Improvements**  
Buy Board No.728-24 RS Means JOC

**GENERAL:**

This proposal provides for the interior and exterior improvements of the existing Fabens Airport Hangar. Work includes the install of new HVAC systems, building envelope, and electrical upgrades. This project will be phased as required to accommodate the center business and traffic

**1.0 SCOPE OF WORK:**

In accordance with this scope of work all labor, materials, supervision, equipment, insurance, taxes, overhead, and all other things or services necessary to install components and systems to provide for the renovation of the affected areas as indicated herein.

Work includes but is not limited to the following:

**1.1 Demolition:**

- 1) Removal and disposal of existing hangar door seals
- 2) Removal and disposal of avian droppings on interior of hangar.
- 3) Remove and discard existing meter can, electrical riser, electrical panel and all necessary conduit, wire support and fittings that are tied to existing panels.

**1.2 Improvements:**

- 1) Furnish and install 400 amp main disconnect and fuses on exterior of building next to meter.
- 2) Furnish and install new 320 amp meter can on exterior of building next to main disconnect.
- 3) Furnish and install new service riser. This includes conduit, wire, support and fittings.
- 4) Furnish and install conduit, wire, supports and fittings between meter can and main disconnect.
- 5) Terminate all wiring in meter can and main disconnect.
- 6) Furnish and install grounding components, conduit, wire supports and fittings for electrical service ground, building ground and water ground.
- 7) Furnish and install new 400 amp main breaker electrical panel.
- 8) Furnish and install all breakers necessary to connect existing circuitry to new panel.
- 9) Furnish and install conduit, wire, supports and fittings from main disconnect to new panel.
- 10) Terminate feeder wires onto new panel.
- 11) Furnish and install conduit, wire, supports and fittings to extend existing circuitry to new panel.
- 12) Terminate all existing circuitry wires onto new breakers in new panel.
- 13) Furnish and install IMC conduit, wire, supports and fittings from new panel to RTU locations.
- 14) Furnish and install (1) 100 amp disconnect and fuses at each individual RTU location on exterior wall adjacent to each perspective RTU unit. (3) total.
- 15) Furnish and install liquid tight conduit, wire, supports and fittings from each perspective disconnect to each perspective RTU unit. (3) total.
- 16) Terminate all wiring onto each perspective disconnect and onto terminals in each perspective RTU unit.
- 17) Furnish and install EMT conduit stub outs for RTU units. (3) total. Stub outs will be located on the interior of building adjacent to each perspective RTU unit.

- 18) Furnish and install liquid tight conduit, fittings and supports from T-Stat location on inside of building to each perspective RTU unit low voltage entrance location.  
(3) total.
- 19) Label all circuitry and designations at all electrical devices and equipment.
- 20) Furnish and install arc flash stickers on all electrical equipment that require this labeling.
- 21) Scheduling of electrical inspections with the AHJ.
- 22) Testing of electrical service equipment, panels and disconnects for correct voltage and polarity.
- 23) Rotation testing and marking of on main disconnect interior and exterior.
- 24) Furnish and install new open cell r-19 insulation on all perimeter hangar walls.
- 25) Furnish and install new open cell r-32 insulation on ceiling area.
- 26) Seal open penetrations as needed on exterior metal panels adjacent to sliding door units.
- 27) Install new vertical door seals.
- 28) Clean roof debris and prep for coating.
- 29) Seal all roof overlap and fasteners
- 30) Install one layer of elastomeric roof coating at 1.5 gal x square.
- 31) Furnish and install 3- 8.5 ton units 208/230 trane heat pumps to include economizer/ communication module
- 32) Furnish and install new unit stands
- 33) Furnish and install approx. 350 lineal feet of round spiral metal ductwork with required vents and diffusers.
- 34) Test and balance all new units
- 35) Furnish and install 3 ea. new 8'x8' concrete pads for new units. 4" thick concrete , 3000 psi with 10x10 wire mesh.
- 36) Removal and disposal of all existing mezzanine debris.
- 37) Final cleaning

Notes \*\*\* This proposal does not include the cost involved with El Paso electric relocation of a new transformer to bring 3 phase service to the hangar.

## **2.0 DRAWINGS AND SPECIFICATIONS:**

N/A

## **2.1 DRAWING AND SKETCHES:**

N/A

## **2.2 SPECIFICATIONS:**

Work shall be performed per the requirements of the latest edition of the applicable local, state, and federal codes and standards. Details provided by EL Paso County personnel, but no exact equipment specifications were provided.

## **3.0 SUBMITTALS:**

Subcontractor shall submit the indicated number of copies of each required submittal. Submittals shall be submitted and approved prior to incorporating that material or activity into the project. Submittals required by specification and/or drawings shall be made regardless of whether they are listed on this schedule.

## **3.1 SUBMITTAL TYPE AND DESCRIPTION OUTLINE:**

| Type     | Description                      | Type     | Description                            |
|----------|----------------------------------|----------|--|
| <b>A</b> | Shop Drawings                    | <b>F</b> | Notification of Sample Availability    |
| <b>B</b> | Manufacturer's Catalog Cuts/Data | <b>G</b> | Application Instructions               |
| <b>C</b> | Certificate/Certification        | <b>H</b> | Operations & Maintenance (O&M) Manuals |
| <b>D</b> | Performance Test Reports         | <b>I</b> | Color Samples                          |
| <b>E</b> | Sample of Testing                | <b>J</b> | Red Line Drawings                      |

### 3.2 PROJECT SUBMITTAL REQUIREMENTS:

| Required Submittal   | Quantity | Due Date | Type |
|----------------------|----------|----------|------|
| HVAC Heat Pumps      | TBD      |          | A,B  |
| Electrical Equipment | TBD      |          | A,B  |
| Insulation Material  | TBD      |          | A,B  |
| Roof Covering        | TBD      |          | A,B  |
|                      |          |          |      |
|                      |          |          |      |

### 4.0 SPECIAL CONSIDERATIONS:

Special considerations are applicable to this project as outlined in the following:

- 4.1 Engineered drawings will not be required for this project.
- 4.2 BASIC IDIQ, Inc. will contact the client project manager for equipment outages as required. Basic will provide a minimum of two (2) working day notice for proper outage coordination.
- 4.3 Normal working hours for this project is 7:30am to 6:30pm. Working outside of standard hours or on weekends and holidays will be coordinated and approved by the owner/client. Proposed numbers do include some premium time hours.
- 4.4 All work performed shall be in accordance with the applicable requirements of the latest edition of the Occupational Safety and Health Act (OSHA), Basic IDIQ Safety Manual and Client procedures as applicable.
- 4.5 Work areas will be maintained in a clean and orderly manner with materials, tools, and equipment properly stored and utilized to prevent hazards for worker and incidental personnel in the area. Provide barricades, signs, and other devices as necessary to ensure facility occupants are notified and shielded from dangers that work areas may pose
- 4.6 Work activities and installations are subject to in process inspections and completion inspections by the Client personnel. No "hold points" are imposed on this project; however, items/materials installed which are not accessible after installation may be subject to rework if verification of acceptable installation is not possible
- 4.7 Owner property will be properly protected from damage by construction activities.
- 4.8 Please note that this proposal is good for **30 days** unless extension is agreed by Basic IDIQ.

### 5.0 Exclusions:

All exclusions are applicable to this project as outlined in the following:

- 1) Asbestos or Lead abatement
- 2) Any Exterior work out of scope of work
- 3) Repair for any existing damaged
- 4) Unforeseen conditions not addressed in this SOW.
- 5) Hazardous material not identified.
- 6) Any afterhours work.
- 7) Pre-existing building code violations.
- 8) Material delays as a result of Covid – 19 supply chain disruptions.
- 9) Warranty on existing fixtures, poles, wiring, conduit, grounds, controls, equipment and electrical systems.
- 10) Any cost originated from El Paso Electric for new transformer install.

| CostWorks 2025 - EL Paso County Fabens Hangar Improvements |                      |  |        |           |            |             |           |                 |                                    |
|--|----------------------|--|--------|-----------|------------|-------------|-----------|-----------------|------------------------------------|
| Qty  | CSI Number           | Description  | Unit   | Bare Mat. | Bare Labor | Bare Equip. | Total     | Total Incl. O&P | Note                               |
| 12   | 01311<br>320<br>0160 | Field personnel, general purpose laborer, average  | Week   | 0.00      | 24,312.00  | 0.00        | 24,312.00 | 38,291.40       | General Labor                      |
| 5  | 01452<br>350<br>9000 | Thermographic testing, for building envelope heat loss, average 2,000 S.F.   | Ea.    | 0.00      | 0.00       | 0.00        | 2,532.50  | 2,532.50        | Test and Balance for new units     |
| 4  | 01543<br>340<br>6410 | Rent toilet portable chemical  | Month+ | 0.00      | 0.00       | 1,045.42    | 1,045.42  | 1,149.96        | Portable john                      |
| 2  | 02411<br>919<br>0840 | Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost   | Week   | 1,570.15  | 0.00       | 0.00        | 1,570.15  | 1,727.17        | Dumpsters for contruction debris   |
| 3  | 03305<br>340<br>3580 | Structural concrete, in place, equipment pad (3000 psi), 8' x 8' x 10", includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing . | Ea.    | 2,005.74  | 1,109.24   | 12.40       | 3,127.37  | 3,950.70        | New concrete pads for units        |
| 200  | 03351<br>330<br>0150 | Concrete finishing, fresh concrete flatwork, floors, basic finishing for unspecified flatwork, bull float, manual float & broom                              | S.F.   | 0.00      | 145.87     | 0.00        | 145.87    | 226.91          | Concrete finising                  |
| 60,000   | 05011<br>051<br>6215 | Metal cleaning, steel surface treatment, 5,000 psi pressure washing, 5,000-  | S.F.   | 0.00      | 2,431.20   | 0.00        | 2,431.20  | 4,254.60        | Interior surface celaning and prep |
| 12,000   | 07212<br>910<br>0100 | Sprayed insulation, fibrous/cementitio   | S.F.   | 52,270.80 | 9,846.36   | 1,337.16    | 63,454.32 | 74,759.40       | New spray wall insulation r19      |
| 50,000   | 07212<br>910<br>0200 | Sprayed insulation, fiberglass, R4 per inch, installed   | B.F.   | 20,766.50 | 40,013.50  | 5,571.50    | 66,351.50 | 91,676.50       | New ceiling sprayed insulation r32 |
| 20,000   | 07561<br>010<br>0020 | Elastomeric roofing, acrylic, 44% solids, on corrugated metal,   | S.F.   | 17,018.40 | 7,496.20   | 0.00        | 24,514.60 | 31,403.00       | New roof coating                   |
| 2  | 11131<br>610<br>3700 | Dock seal, loading dock, seal for perimeter, 9' x 8'   | Ea.    | 2,532.50  | 336.32     | 0.00        | 2,868.82  | 3,342.90        | New door seals                     |

|     |                      |  |        |           |          |      |           |           |                              |
|-----|----------------------|--|--------|-----------|----------|------|-----------|-----------|------------------------------|
| 400 | 23311<br>316<br>5490 | Metal ductwork, spiral preformed, steel, galvanized, straight lengths, max. 10" SPWG, 18" diameter, 24                                     | L.F.   | 11,953.40 | 8,509.20 | 0.00 | 20,462.60 | 26,540.60 | New metal ductwork for units |
| 10  | 23311<br>316<br>8520 | Metal ductwork, spiral preformed, steel, PVC coated both sides, elbow, 45  | Ea.    | 390.01    | 1,195.34 | 0.00 | 1,585.35  | 2,279.25  | Duct work fittings           |
| 10  | 23371<br>360<br>1200 | Register, air supply, ceiling/wall, anodized aluminum, adjustable curved face bars, one or   | Ea.    | 1,053.52  | 349.49   | 0.00 | 1,403.01  | 1,711.97  | New registers with diffusers |
| 3   | 23814<br>310<br>1080 | Heat pump, air to air split system, 7.5 ton cooling, 33 MBH heat @ 0Deg.F, includes outside condensing unit only, excludes interconnecting | Ea.    | 12,687.83 | 7,597.50 | 0.00 | 20,285.33 | 25,603.58 | 3 new Hvac units             |
| 1   | 26050<br>510<br>1280 | Panelboards, 4 wire, 120/208 V, 400 amp, to 42 circuits, electrical demolition, remove, including removal of all breakers, conduit         | Ea.    | 0.00      | 623.00   | 0.00 | 623.00    | 952.22    | New electrical panel board   |
| 3   | 26051<br>316<br>3000 | Medium-cable single cable, copper, XLP shielding, grounded neutral, 25 kV, 1/0, in   | C.L.F. | 2,115.00  | 990.00   | 0.00 | 3,105.00  | 3,825.00  | New ground conductors        |
| 25  | 26051<br>990<br>0100 | Wire, copper, stranded, 600 volt, #12, type THW, normal installation conditions in   | C.L.F. | 607.80    | 1,354.89 | 0.00 | 1,962.69  | 2,760.43  | New copper wire #12          |
| 25  | 26051<br>990<br>0120 | Wire, copper, stranded, 600 volt, #10, type THW, normal installation conditions in   | C.L.F. | 949.69    | 1,494.18 | 0.00 | 2,443.86  | 3,317.58  | New copper wire10            |
| 25  | 26051<br>990<br>0140 | Wire, copper, stranded, 600 volt, #8, type THW, normal installation  | C.L.F. | 1,443.53  | 1,874.05 | 0.00 | 3,317.58  | 4,457.20  | New copper wire# 8           |
| 125 | 26053<br>313<br>1030 | Aluminum conduit, 1-1/2" diameter, to 10' H, incl 2 terminations, 2 elbows, 11 beam  | L.F.   | 937.03    | 1,152.29 | 0.00 | 2,089.31  | 2,785.75  | New conduit 1 1/2 diameter   |

|     |                      |  |      |                     |                     |                   |                     |                     |   |
|-----|----------------------|--|------|---------------------|---------------------|-------------------|---------------------|---------------------|---|
| 125 | 26053<br>313<br>1050 | Aluminum<br>conduit, 2"<br>diameter, to 10'<br>H, incl 2<br>terminations, 2<br>elbows, 11 beam | L.F. | 1,253.59            | 1,247.26            | 0.00              | 2,500.84            | 3,292.25            | New conduit 2 inch<br>diameter          |
| 20  | 26053<br>313<br>1165 | Aluminum<br>conduit, field<br>bends, 45 Deg.   | Ea.  | 0.00                | 567.28              | 0.00              | 567.28              | 871.18              | Elbows 1 1/2 inch<br>diameter           |
| 20  | 26053<br>313<br>1300 | Aluminum<br>conduit elbows,<br>2" diameter, to   | Ea.  | 992.74              | 749.62              | 0.00              | 1,742.36            | 2,228.60            | Elbows 2 inch<br>diameter               |
| 20  | 26053<br>313<br>1500 | Aluminum<br>conduit<br>couplings, 1-1/2  | Ea.  | 97.25               | 99.68               | 0.00              | 196.93              | 259.33              | Couplings 1 1/2 inch<br>diameter        |
| 120 | 26053<br>313<br>1550 | Aluminum<br>conduit<br>couplings, 2"   | Ea.  | 1,124.43            | 899.54              | 0.00              | 2,023.97            | 2,613.54            | couplings 2 inch<br>diameter            |
| 1   | 26271<br>310<br>2500 | Meter center,<br>main lugs<br>terminal boxes, 3  | Ea.  | 557.15              | 1,266.25            | 0.00              | 1,823.40            | 2,557.83            | New electrical meter<br>can             |
| 1   | 26281<br>610<br>0700 | Circuit breaker, 3<br>pole, 600 volt,<br>400 amp,  | Ea.  | 5,264.31            | 922.03              | 0.00              | 6,186.34            | 7,195.59            | New circuit breaker<br>box              |
| 3   | 26281<br>620<br>0300 | Safety switches,<br>general duty, 3<br>pole, fusible, 240<br>volt, 100 amp,                    | Ea.  | 907.90              | 1,066.10            | 0.00              | 1,974.00            | 2,630.85            | New Hvac unit<br>disconnects            |
| 3   | 26281<br>620<br>9070 | Disconnect<br>switch, 3 pole<br>fusible, 100 amp,<br>to 60 HP motor,                           | Ea.  | 3,960.83            | 1,067.70            | 0.00              | 5,028.53            | 6,027.35            | 3 new main<br>disconnects               |
| 1   | 41222<br>310<br>1500 | Cranes, material<br>handling,<br>portable,<br>hydraulic, floor                                 | Ea.  | 7,945.00            | 0.00                | 0.00              | 7,945.00            | 8,715.00            | Crane to set up new<br>units in stands. |
|     |                      | <b>Totals</b>  |      | <b>\$150,405.07</b> | <b>\$118,716.06</b> | <b>\$7,966.48</b> | <b>\$279,620.11</b> | <b>\$363,940.12</b> |   |

**El Paso County**  
**El Paso County Fabens Airport Hangar Improvements**  
**NTE**  
**Cost Summary**



|   |          |    |                   |
|---|----------|----|-------------------|
| Means Based Pricing                               |          |    | \$363,940.12      |
| Bid Coefficient (Means Based Pricing Only)        | 0.8100   | \$ | (69,148.62)       |
| <b>Buy Board. Contract No.728-24 RS Means JOC</b> | Subtotal | \$ | <u>294,791.50</u> |

Breakdown

|    |   |
|----|---|
| \$ | - |
| \$ | - |
| \$ | - |
|    |   |
|    |   |

Subtotal \$ 294,791.50

Subtotal \$ 294,791.50

**Total** \$ 294,791.50

Payment and Performance Bond 2.50% \$ 9,098.50

**Final Total** \$ 303,890.00