REQUEST FOR QUALIFICATIONS
FOR
DESIGN-BUILD SERVICES

Reeves Regional HEALTH

New Medical Clinic
Pecos, TEXAS

Submission Date:

Monday, May 11, 2026 – 2:00 p.m. (C.D.T.)

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REQUEST FOR QUALIFICATIONS FOR
DESIGN/BUILD SERVICES
REEVES REGIONAL HEALTH
PECOS, TEXAS
NEW MEDICAL CLINIC
RFQ No.: 26-001

SECTION 1 – GENERAL INFORMATION & REQUIREMENTS

1.1 GENERAL INFORMATION: Reeves County Hospital District, d/b/a. Reeves Regional Health ("Owner"), is soliciting Statements of Qualifications ("Qualifications") for selection of a Design/Build firm for the **New Medical Clinic** ("Project"), in Pecos, Texas. This solicitation sets forth the terms, conditions, and requirements for prospective Design/Build firms to be considered for this work. (Prospective Design/Build firms are hereinafter referred to as "Respondents").

1.1.1 This Request for Qualifications ("RFQ") is the first phase in a two-phase process for selecting a Design/Build firm for the Project. This RFQ provides the information necessary to prepare and submit Qualifications and for the Owner to evaluate each Respondent's experience, technical competence, capability to perform, the past performance of the Respondent's team and members of the team, and other appropriate factors submitted in response to the RFQ, except that cost-related or price-related evaluation factors are not permitted through the initial qualification and ranking of the Respondent. Each Respondent must certify to the Owner that each architect and/or engineer that is a member of its team was selected based on demonstrated competence and qualifications in the manner provided by Section 2254.004, *Texas Government Code*. The response to the RFQ will provide all the information necessary for consideration and initial ranking by the Owner. Based on the initial ranking, the Owner may select a short list of up to five (5) of the top ranked Respondents for an interview. Short-listed Respondents may be required to submit additional information in connection with the interview.

1.1.2 In phase two, the Owner may request additional information regarding each short-listed Respondent's demonstrated competence and qualifications, considerations of the safety and long-term durability of the project, the feasibility of implementing the project as proposed, the ability of the Respondent to meet schedules, costing methodology, and other factors as appropriate. The Owner will not require Respondents to submit detailed architectural or engineering designs as part of the proposal. The Owner shall rank each proposal submitted based on the criteria specified in the RFQ, the additional information submitted in connection with the interview, and the interview itself, if held. The owner shall select the Design/Build firm that submits the proposal offering the best value for the Project based on the published selection criteria and on its ranking evaluations.

1.1.3 As part of phase two, the short-listed Respondents will be required to submit a proposal on the Owner-provided proposal form. The proposal form shall be submitted in a sealed envelope with the RFQ number and the Respondent's name clearly stated on the outside

of the envelope. The proposal form will include line items that require each of the following to be stated separately: the Proposed Pre-Construction Phase Fee, the Proposed Construction Phase Fee, and the Proposed General Conditions costs by line-item category. **All proposed fees and general condition costs shall exclude any and all architectural and engineering fees.**

1.1.4 After the evaluation of information provided under phase two, and any subsequent re-ranking of the short-listed Respondents, the Owner shall first attempt to negotiate a contract with the highest ranked Respondent. If the Owner is unable to negotiate a satisfactory contract with the selected Respondent, the Owner shall, formally and in writing, end all negotiations with that Respondent and proceed to negotiate with the next Respondent in the order of the selection ranking until a contract is reached or negotiations with all ranked Respondents end. In the course of negotiating the contract, the Owner shall rely on the fee and cost proposals provided by the Respondent under phase two. Time is of the essence for the Owner in the negotiation of contracts and Respondent shall take all necessary measures to assure that proposals and revisions to proposals are expedited. Failure of the Respondent to be responsive and maintain a satisfactory and expedited negotiating schedule shall form the basis for the Owner to end all negotiations with the Respondent.

1.1.5 The Owner has established a Design/Builder's Budget Limitation ("DBBL") amount of Thirty-four Million and Fifteen Thousand Dollars ($34,015,000) The DBBL includes a Construction Cost Limitation ("CCL") of Thirty-two Million Three Hundred and Sixty-eight Thousand Dollars ($32,368,000). The selected Design/Build firm will be expected to present a Guaranteed Maximum Price Amount (including a mutually agreed upon construction contingency) for Owner's approval at the completion of the fifty percent (50%) Construction Documents.

1.1.6 Following selection of a Design/Build firm, that firm's architects and/or engineers shall complete the design, submitting all design elements for review and determination of scope compliance by the Owner before construction. An architect shall have responsibility for compliance with the requirements of Chapter 1051, *Texas Occupations Code*. An engineer shall have responsibility for compliance with the engineering design requirements and all other applicable requirements of Chapter 1001, *Texas Occupations Code*.

1.2 PUBLIC INFORMATION: All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after the solicitation is completed.

1.3 TYPE OF CONTRACT: Any contract resulting from this solicitation will be in the form of the Standard AIA Design/Build Contractor Agreement ("Contract"), specifically a partially modified, AIA-141-2014.

1.4 CLARIFICATIONS AND INTERPRETATIONS: Discrepancies, omissions or doubts as to the meaning of RFQ documents shall be communicated in writing to the Owner for interpretation. Any responses to inquiries, clarifications, or interpretations of this RFQ that materially affect or change its requirements will be issued formally by the Owner as a written addendum. All such addenda issued by the Owner before the Qualifications are due become part of the RFQ. Respondents shall acknowledge receipt of and incorporate each addendum in its Qualifications submittal. Respondents shall be required to consider only those clarifications and interpretations that the Owner issues by addenda. Interpretations or clarifications obtained in any other form, including oral statements, will not be binding on the Owner and should not be relied on in preparing Qualifications. It is the responsibility of all Respondents to check the status of formal addenda regularly and three (3) days before the submission deadline.

1.4.1 The deadline for the receipt of written questions is stated in Section 2.3.3.

1.4.2 ADDENDA AND AWARD INFORMATION, WILL BE ISSUED BY THE OWNER FOR THIS RFQ VIA THE REEVES REGIONAL HEALTH WEBSITE AT THE FOLLOWING LINK:
https://www.reevesregional.com/public-notices/
REFERENCE *"REQUEST FOR DESIGN BUILD SERVICES"*
AND THE RFQ NUMBER PROVIDED IN THIS SOLICITATION.

1.5 SUBMISSION OF QUALIFICATIONS:

1.5.1 The Qualifications must be received **at the address specified in Section 1.5.2 prior to the date and time deadline**. The Owner will not consider any response to this solicitation that is not received at the address specified by the deadline.

1.5.2 DEADLINE AND LOCATION: The Owner will receive Qualifications at the time and location described below.

May 11, 2026 – 2:00 p.m. (C.D.T.)

Mrs. Brenda McKinney, Chief Executive Officer
Reeves Regional Health
2349 Medical Drive
Pecos, Texas 79772
Deliver to: Reeves Regional Health Hospital building, main lobby information desk (Aka; reception desk)

1.5.3 Submit two (2) identical copies of the Qualifications. An original signature must be included on the "Execution of Offer" document submitted with each copy of the Qualifications. Submit one (1) disc or thumb drive with identical copies (signed) of the Qualifications in Adobe Acrobat PDF format.

1.5.4 Qualifications received after the stated official deadline in Section 1.5.2 will be returned to the Respondent unopened. The Point-of-Contact identified in Section 1.6 will identify the official time clock at the RFQ submittal location identified above.

1.5.5 The Owner will not acknowledge or receive Qualifications that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).

1.5.6 Properly submitted Qualifications will not be returned to Respondents.

1.5.7 Respondent's Qualifications materials must be enclosed in a sealed envelope (box or container) addressed to the Point-of-Contact. Packages must clearly identify the submittal deadline, the RFQ title and number, and include the name, email address, and return address of the Respondent's contact person.

1.5.8 Properly submitted Qualifications will be opened publicly, and the names of the Respondents will be read aloud at the RRH Special Board Meeting on May 12,2026.

1.6 POINT-OF-CONTACT: The Owner designates the following person, (see below), as its representative and Point-of-Contact for this RFQ. Respondents shall restrict all contact with the Owner and direct all questions regarding this RFQ, including questions regarding terms and conditions in writing, to the Point-of-Contact, **via email only**.

Luke Malish, RRH Project Manager
Malish Development Group
2349 Medical Drive
Pecos, TX 79772
Email: luke@malishgroup.net

1.7 EVALUATION OF QUALIFICATIONS: The first phase evaluation of the Qualifications shall be based on the requirements described in this RFQ. All properly submitted Qualifications will be reviewed, evaluated, and ranked by the Owner. The top five (5) or fewer ranked Respondents may be selected by the Owner to participate in phase two of the selection process.

1.7.1 First phase qualifications shall not include any information regarding Respondent's fees, pricing, or other compensation. Such information will be solicited from firms qualified by the Owner to participate in phase two of the selection process but will exclude any and all architectural and engineering fees.

1.8 OWNER'S RESERVATION OF RIGHTS: The Owner may evaluate the Qualifications based on the anticipated completion of all or any portion of the Project. The Owner reserves the right to divide the Project into multiple parts, to reject all Qualifications and resolicit for new Qualifications, or to reject all responses and temporarily or permanently abandon the Project. Owner makes no representations, written or oral, that it will enter into any form of

agreement with any Respondent to this RFQ for any project and no such representation is intended or should be construed by the issuance of this RFQ.

1.9 ACCEPTANCE OF EVALUATION METHODOLOGY: By submitting its Qualifications in response to this RFQ, Respondent accepts the evaluation process and acknowledges and accepts that determination of the "most qualified" firm(s) will require subjective judgments by the Owner. Determinations by the evaluation committee will be subjected to routine administrative review by the Owner's executive officers but, once a selection is announced, it will not be subjected to further review.

1.10 NO REIMBURSEMENT FOR COSTS: Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFQ process shall be at the sole risk and responsibility of the Respondent. Respondents submit Qualifications and Proposals at their own risk and expense.

1.11 **MANDATORY** PRE-SUBMISSION CONFERENCE: A mandatory pre-submission conference will be held on:

April 22, 2026 – 2:00 p.m. (C.D.T.)

Remote via Zoom
Meeting ID: **821 3825 5691**
Passcode: **112121**

A guided tour will not be included as part of the Pre-Submission conference.

Questions regarding the Pre-Submission Conference may be directed to Mr. Luke Malish at luke@malishgroup.net; phone (281) 900-2674.

1.12 ELIGIBLE RESPONDENTS: Only individual firms or lawfully formed business organizations may apply (this does not preclude a Respondent from using consultants). The Owner will contract only with the individual firm or formal organization that submits a Qualification and Proposal.

1.13 LOCAL BUSINESS SOLICITATION REQUIREMENT: It is the policy of the Owner, that local business be utilized to the fullest extents possible for this Project. The Owner is providing a draft list of the local business's the Pecos Economic Development Council has prepared, specifically to advance this goal. (Refer to Attachment D) The Owner reserves the right to modify, add, or remove business from this list at any time, at its sole discretion. While the Owners policy does not have a specific mandate or quota for what percentage of the work must be awarded to local business's, it does require solicitation of all the local business contained on this list, that provide goods or services that are relevant to the Project. During step two of this solicitation process respondents will be required to submit a written sourcing plan that demonstrates compliance with this policy.

1.14 CERTAIN PROPOSALS AND CONTRACTS PROHIBITED: Under Section 2155.004, *Texas Government Code*, a public entity may not accept a proposal or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the proposal or contract is based. All vendors must certify their eligibility by acknowledging the following statement, "Under Section 2155.004, Texas Government Code, the vendor certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate." If a state agency determines that an individual or business entity holding a state

contract was ineligible to have the contract accepted or awarded as described above, the state agency may immediately terminate the contract without further obligation to the vendor. This section does not create a cause of action to contest a proposal or award of a state contract.

1.15 SALES AND USE TAXES: Section 151.311, *Texas Tax Code*, permits the purchase free of state sales and use taxes of tangible personal property to be incorporated into realty in the performance of a contract for an improvement to realty for certain exempt entities that include the Owner. The section further permits the purchase tax-free of tangible personal property (other than machinery or equipment and its accessories and repair and replacement parts) for use in the performance of such a contract if the property is "necessary and essential for the performance of the contract" and "completely consumed at the job site." In addition, the section permits the purchase tax-free of a tangible service for use in the performance of such a contract if the service is performed at the job site and if "the contract expressly requires the specific service to be provided or purchased by the person performing the contract" or "the service is integral to the performance of the contract."

1.16 CERTIFICATION OF FRANCHISE TAX STATUS: Respondents are advised that the successful Respondent will be required to submit certification of franchise tax status as required by State Law (*Texas Tax Code* Chapter 171). The contractor agrees that each subcontractor and supplier under contract will also provide a certification of franchise tax status.

1.17 STATE REGISTRATION OF ARCHITECTURE FIRMS: Respondents are advised that the Texas Board of Architectural Examiners requires that any firm or business entity providing architectural services to the public, other than a sole proprietor doing business under his/her name, must annually register information regarding the firm or business entity with the Texas Board of Architectural Examiners. Texas Board of Architectural Examiners 505 Huntland Dr., Suite 350, Austin, Texas 78752, telephone (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration Law, Chapter 1051, *Texas Occupations Code*.

1.18 STATE REGISTRATION OF ENGINEERING FIRMS: Respondents are advised that the Texas Board of Professional Engineers requires that any entity providing engineering services to the public must register with the Texas Board of Professional Engineers. An entity is defined as a sole proprietorship, firm, partnership, corporation, or joint stock association.

1.19 REQUIRED NOTICES OF WORKERS' COMPENSATION INSURANCE COVERAGE: The Texas Workers' Compensation Commission has adopted a new rule, Texas Administrative Code Title 28, Part 2, Chapter 110, Subchapter B, Rule 110.110, relating to REPORTING REQUIREMENTS FOR BUILDING OR CONSTRUCTION PROJECTS FOR GOVERNMENTAL ENTITIES. The rule implements section 406.096, *Texas Labor Code*, which requires workers' compensation insurance coverage for all persons providing services on a building or construction project for a governmental entity.

1.20 PREVAILING WAGE RATE DETERMINATION: Respondents are advised that the Texas Prevailing Wage Law will be administered.

1.21 NONDISCRIMINATION: In their execution of this agreement, Respondent, consultants, their respective employees, and others acting by or through them shall comply with all federal and state policies and laws prohibiting discrimination, harassment, and sexual misconduct. Any breach of this covenant may result in termination of this agreement.

1.22 NON-BOYCOTT ISRAEL VERIFICATION: To the extent required in Chapter 271, *Texas Government Code*, Respondent hereby certifies that it does not boycott Israel and will not boycott Israel during the term of the Agreement. "Boycott Israel" shall have the meaning set forth in Section

808.001, *Texas Government Code*.

1.23 CERTIFICATION REGARDING BUSINESS WITH CERTAIN COUNTRIES AND ORGANIZATIONS: Pursuant to Subchapter F, Chapter 2252.152, *Texas Government Code*, Respondent hereby certifies it is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Respondent acknowledges the Agreement may be terminated and payment withheld if this certification is inaccurate.

SECTION 2 – EXECUTIVE SUMMARY

2.1 HISTORICAL BACKGROUND: Established in 1989, Reeves County Hospital District is a public entity providing life saving medical services to a vast area of West Texas that has historically been significantly underserved. The District has witnessed significant growth in the medical services needs of the community over the past decade and has responded rapidly with expansions and additions to both capacity and the range of medical services offered. The medical services expansions and additions are the primary drivers behind the nearly decade long facilities expansion and modernization efforts.

2.2 PROJECT DESCRIPTION AND SCOPE: The New Medical Clinic is envisioned as a two (2) story building, with a gross interior square feet range of forty-seven thousand (47,000) to fifty thousand (50,000) which is inclusive of approximately nine thousand (9,000) to ten thousand (10,000) square feet of 2nd floor shell space. The project design aesthetics will closely resemble the look and "feel" of the recently built new Hospital. The intent of this vision is to convey to the community a medical campus feel between the New Medical Clinic and the New Hospital. The Project site is an undeveloped 5.06 acres land tract, directly adjacent to the new Hospital in Pecos, Texas. The land tract is bordered by Schmidt Drive to its north, and business I-20 feeder road, to its south. Programming for the Project has been completed by the initial designer, (RVK Architecture), and the approved program will be provided to Respondents in the second step of this solicitation process. Schematic Design is currently in progress with the initial designer, and the results of this work will be turned over to the contractually awarded Respondent, once complete, with which the Respondent will take from that point, and fully complete all remaining design steps with their internal design team.

2.2.1 The Project design requirements can be found in the Design Criteria Package included as Attachment A.

2.2.2 The total Design/Build Budget Limitation ("DBBL") for the Project is: $34,015,000.

2.2.3 The total Construction Cost Limitation ("CCL") for the Project is: $32,368,000.

2.2.4 The "DBBL" and "CCL" totals above do not include the Owner provided items, which are budgeted for separately. These items are inclusive of the typical owner provide items, as well as the following list of specific items: Furniture, Appliances, Medical Equipment, Security Camera's/system, Network Equipment, PC's & Peripherals, Wireless Access Points, Desk phone's/system, Public address system, Cellular signal boosting system, Interior signage, Materials Testing, Owners Representative services, Initial designer services, Landsite Purchase Costs, Geotechnical Report, Environmental Phase #1 report, and site survey (ALTA and TOPO).

2.3 PROJECT PLANNING SCHEDULE: Key Project planning schedule milestones are:

2.3.1	Owner publishes RFQ for D-B Services	04/8/2026
2.3.2	Mandatory Pre-Submission Conference (2:00 p.m.)	04/22/2026
2.3.3	RFQ submittal of questions deadline (12:00 p.m.)	05/1/2026
2.3.4	Deadline for submittal of Qualifications (2:00 p.m.)	05/11/2026
2.3.5	Respondents name read aloud at RRH Special Board Meeting (6:00 p.m.)	05/12/2026
2.3.6	Owner selects shortlisted Respondents for interview (if required)	05/22/2026
2.3.7	Interview of shortlisted Respondents (if required, week of)	06/8-06/12
2.3.8	Owner issues request for phase two information (to short-listed firms)	05/22/2026
2.3.9	Deadline for submittal of phase two information (2:00 p.m.)	06/3/2026
2.3.10	Owner selects top ranked Respondent	06/19/2026
2.3.11	Owner commences negotiations	06/22/2026
2.3.12	Owner and Respondent agree to terms of the D-B Agreement	07/9/2026

2.3.13 Execute D-B Agreement 07/15/2026
2.3.14 Notice to Proceed for Design/Pre-Construction Services 07/21/2026
2.3.15 Owner Approval of 100% Construction Documents 03/19/2027
2.3.16 Owner approves Guaranteed Maximum Price Proposal 03/26/2027
2.3.17 Notice to Proceed for Construction Phase issued 04/09/2027
2.3.18 Substantial Completion of Construction 08/18/2028
2.3.19 Final Completion 09/4/2028
2.3.20 Occupancy 09/12/2028

The schedule of events presented above represents a basic timeline for the Project. A final Project timeline will be developed with the Owner and Design/Build firm at a later time. The Owner can be expected to work with the Design/Build firm to validate and improve on this initial schedule.

SECTION 3 – REQUIREMENTS FOR STATEMENT OF QUALIFICATIONS

Respondents shall carefully read the information contained in the following criteria and submit a complete statement of Qualifications responding to all questions in this section, formatted as directed in the subsequent section (Section 4). Incomplete Qualifications will be considered non-responsive and subject to potential rejection. Qualifications shall constitute up to Fifty Percent (50%) of the total Respondent evaluation score. The Owner shall rank each proposal submitted based on the criteria specified in the RFQ, the additional information submitted in connection with the interview, and the interview itself, if held. The owner shall select the Design/Build firm that submits the proposal offering the best value for the Project based on the published selection criteria and on its ranking evaluations.

3.1 CRITERION ONE: RESPONDENT'S ABILITY TO PROVIDE DESIGN/BUILD SERVICES: (Criterion Weight: 5%)

3.1.1 Provide a brief history of Respondent's firm.

3.1.2 Provide the following information on your firm for the past **five** (5) fiscal years:
- 3.1.2.1 Volume:
  - 3.1.2.1.1 Annual number, value, and percent change of contracts in Texas per year
  - 3.1.2.1.2 Annual number, value, and percent change of contracts nationally per year
- 3.1.2.2 Revenues: Annual revenue totals and percent change per year
- 3.1.2.3 Bonding:
  - 3.1.2.3.1 Total bonding capacity
  - 3.1.2.3.2 Available bonding capacity and current backlog

3.1.3 Attach a letter of intent from a surety company indicating ability to bond Respondent for the entire construction cost of the Project. Surety shall acknowledge that the Respondent may be bonded for each stage/phase of the Project (if applicable), with a potential maximum construction cost of **Thirty-two Million Three hundred and Sixty-Eight Thousand Dollars ($32,368,000).**

3.1.4 State whether any firm of the Respondent's team is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If so, explain the impact both in organization and company direction.

3.1.5 Provide details of any past or pending litigation, or claims filed, against any firm of the Respondent's team that may affect its performance regarding this project and Owner.

3.1.6 State whether any firm of the Respondent's team is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. If so, specify date(s), details, circumstances, and prospects for resolution.

3.1.7 State whether Respondent has ever failed to complete any work which it was awarded.

3.2 CRITERION TWO: QUALIFICATIONS OF DESIGN/BUILD TEAM AND THE EXECUTION OF SERVICES: (Criterion Weight: 15%)

3.2.1 Provide resumes of all Respondent's team members, including architectural, engineering, technical consultants, construction contractors, and subcontractors, that will be dedicated to and directly involved in the Project, including their experience with similar projects, definition of that person's specific role in the Pre-Construction and Construction phases for the Project, the number of years with their respective firms, and their cities of residence.

3.2.2 For each of the proposed Respondent's team members identified in 3.2.1, describe their responsibilities in each of the representative projects presented in 3.3, and compare them with their anticipated responsibilities in this Project. List other projects on which the Respondent's team members have worked together.

3.2.3 Describe, in graphic and written form, the proposed Project organizational chart indicating assignments and lines of authority and communication for each team member to be directly involved in the Project. Indicate the estimated percent of time these team members will be involved in the Project for Pre-Construction, Construction, Close-Out, and Warranty services.

3.2.4 Describe Respondent's management and execution plan for providing Pre-Construction Phase Services required for this Project.

3.2.5 Describe what Respondent perceives as the critical issues for this Project, whether in the Pre-Construction or Construction Phase.

3.2.6 Describe Respondent's procedures, objectives, and personnel responsible for reviewing design and Construction Documents and for providing feedback regarding cost, schedule, and constructability to the Owner.

3.2.7 Describe Respondent's Bid/Proposal Package Strategy for completion of the Construction Documents and for procuring the work from subcontractors, vendors, suppliers, etc.

3.2.8 Describe Respondent's constructability program for this Project and how it will be implemented.

3.2.9 Describe Respondent's philosophy for maximizing Project scope for the Owner during Pre-Construction services, minimizing risk, and identifying when savings can be returned to the Owner during construction.

3.2.10 For Pre-Construction and Construction services, provide examples of records, reports, monitoring systems, and information management systems Respondent will use on this Project.

3.2.11 Declare if Respondent, or any other company within the same holding group of companies, desires to self-perform work on this Project, and describe the method for determining itself as the "best value" through a competitive proposal process.

3.2.12 Describe Respondent's approach to coordinating inspections and approvals with the Texas Department of Licensing and Regulation regarding Texas Accessibility Standards, the State Fire Marshal and other authorities having jurisdiction over the Project.

3.3 CRITERION THREE: QUALIFICATIONS OF DESIGN/BUILD TEAM TO DELIVER SERVICES IN LOCAL AREA: (Criterion Weight: 25%)

3.3.1 The "Local Area" is defined as West Texas, specifically with-in a 240 mile radius of Pecos, Texas.

3.3.2 For the resumes of all Respondent's team members, per 3.2.1 above, provide a project list for each team member that identifies the project they were involved in, what their role was

for that project, dates of involvement, sorted by projects located closest to Pecos, Texas first. Include Project Owners name and contact information as well.

3.3.3 Describe, in graphic and written form, the current or recently completed, (limit to previous 6 years) Local Area projects experience of the Respondents, starting with projects nearest to Pecos, Texas, first.

3.3.4 In the Respondent's management and execution plan for providing Pre-Construction Phase Services required for this Project, noted in 3.2.4, please provide a supplemental document that lists the local area experience of the estimator, and their recent projects incremental design budgeted project totals vs. final project costs.

3.4 CRITERION FOUR: RESPONDENT'S PAST PERFORMANCE ON REPRESENTATIVE DESIGN/BUILD PROJECTS: (Criterion Weight: 15%)

3.4.1 Identify and describe the Respondent's team's past experience for providing Design/Build services that are **MOST RELATED TO THIS PROJECT within the last five (5) years**. Provide not less than three (3) but not more than five (5) examples. List the projects in order of priority, with the most relevant project listed first. Provide the following information for each project listed:

3.4.1.1 Project name, location, description, and delivery method if other than Design/Build.

3.4.1.2 Photographic color images of exterior, interior, and floor plans and site plans if applicable.

3.4.1.3 Construction cost estimates at Design Development, final GMP amount and final construction cost. Explain the reasons for any deviations.

3.4.1.4 Final project size in gross square feet.

3.4.1.5 Type of construction (new, renovation, or expansion).

3.4.1.6 Notice to Proceed date for Pre-Construction Services.

3.4.1.7 Originally planned and actual Notice to Proceed, Substantial Completion, and Final Payment dates for Construction Services. Explain reasons for any deviation.

3.4.1.8 Name of project manager (individual responsible to the owner for the overall success of the project).

3.4.1.9 Name of project superintendent(s) (individual responsible for coordinating the day-to-day work).

3.4.1.10 Names of mechanical, plumbing, electrical, and other major subcontractors.

3.4.2 References (for each project listed above, identify the following):

3.4.2.1 The owner's name and representative who served as the day-to-day liaison during the design and construction phases of the project, including telephone number and email address.

3.4.2.2 The Architects and Engineers name and representative who served as the day-to-day liaison during the project, including telephone number and email address.

3.4.2.3 Length of business relationship with the owner. References shall be considered relevant based on specific project participation and experience with the Respondent. The Owner may contact references during any part of this process. The Owner reserves the right to contact any other references at any time during this process.

3.5 CRITERION FIVE: RESPONDENT'S ABILITY TO ESTABLISH BUDGETS AND CONTROL COSTS: (Criterion Weight: 10%)

3.5.1 Describe Respondent's methodology for working with the Owner to deliver a GMP and to maintain the GMP throughout the design and construction phases including any processes for establishing, tracking, and reporting during the Project.

3.5.2 Describe Respondent's cost control methods during construction and how Respondent procures subcontracts, confirms scope, amounts, and ensures proper payment.

3.5.3 It is the intent of the Owner to accept a GMP prior to completion of Construction Documents, describe: 1) Respondent's process for ensuring that the design documents provide the information necessary to arrive at a complete GMP, including all Owner requirements with reasonable contingencies, and 2) Respondent's process for subsequently ensuring that the one hundred percent (100%) Construction Documents align with the project scope in the previously accepted GMP proposal documents.

3.5.4 Describe the percentage for construction contingency desired at GMP, and how these contingencies will be managed through the completion of Construction Phase services.

3.5.5 Describe the bonds Respondent requires of subcontractors including if Subguard will be used.

3.5.6 Identify a maximum of three (3) projects from Section 3.4 of this RFQ, with GMP contracts, and the amount of savings (if any) returned to the owner.

3.6 CRITERION SIX: RESPONDENT'S ABILITY TO MEET SCHEDULES: (Criterion Weight: 10%)

3.6.1 Describe how Respondent will develop, maintain, and update the project schedule during design and construction. Identify the specific resources (i.e., personnel, hardware, software, etc.) to be used on this Project.

3.6.2 Describe Respondent's approach to assuring timely completion of this Project, including methods for schedule recovery, if necessary. From any three (3) of the projects listed in response to Section 3.4 of this RFQ, provide examples of how these techniques were used,

including specific scheduling challenges/requirements and actual solutions.

3.6.3 Describe Respondent's experience with Critical Path Method ("CPM") scheduling. From any of three (3) of the projects listed in response to Section 3.4 of this RFQ, provide one (1) sample of the monthly schedule reports, including identified milestones, and any schedule recovery plans.

3.6.4 Provide a simple CPM Milestone schedule on how Respondent perceives this Project could be built. Identify specific critical process, phases, milestones, approvals, and procurements anticipated. Include the ten percent (10%) total project float that will be required in the critical path during the Construction Phase. If Respondent proposes to improve the schedule, describe the impact on quality of services, materials or workmanship that may occur.

3.7 CRITERION SEVEN: RESPONDENT'S KNOWLEDGE OF CURRENT CONSTRUCTION METHODOLOGIES, TECHNOLOGIES, QUALITY, AND BEST PRACTICES: (Criterion Weight: 10%)

3.7.1 Describe Respondent's quality assurance program. Explain the methods used to ensure quality control during the Design and Construction phases of a project. Provide a specific example from one (1) of the representative projects, listed in response to Section 3.4 of this RFQ, of how Respondent's quality control program overcame a difficult design or constructability issue and resulted in higher quality project.

3.7.2 Describe Respondent's procedures for implementing industry's "best practices" as defined by the Construction Industry Institute or similar organizations for:

3.7.2.1 Establishing and tracking project objectives.

3.7.2.2 Using project scope definition resources (i.e., Project Definitions Rating Index (PDRI)) in order to obtain complete and accurate design and construction documents from the Design Team.

3.7.2.3 Partnering.

3.7.2.4 Cost tracking.

3.7.2.5 Change (order) management systems.

3.7.2.6 Building systems commissioning, including coordination with the Owner's commissioning agent.

3.7.2.7 Total quality management for each phase of the Project, including coordinating with the Owner's project inspectors, testing, training, close-out, and warranty service.

3.7.3 Describe Respondent's implementation of a quality control process for this Project during the Design Development stage through completion of Construction Documents stage.

3.7.4 Describe how Respondent's quality control team will measure the quality of construction and commissioning performed by all trades, but in particular, by mechanical and electrical subcontractors and how Respondent will address non-conforming work.

3.7.5 As the Design/Build contractor, describe Respondent's relationship, if any, with the local subcontracting community.

3.8 CRITERION EIGHT: RESPONDENT'S ABILITY TO MANAGE CONSTRUCTION SAFETY RISKS: (Criterion Weight: 5%)

3.8.1 Briefly describe Respondent's approach for anticipating, recognizing, and controlling safety risks and note the safety resources that Respondent provides for each project's safety program.

3.8.2 Describe the level of importance for enforcement and support of project safety that Respondent includes in performance evaluations for superintendents and project managers.

3.8.3 Identify the proposed safety management team members for construction services. Include their previous titles, duties, city(s) of residence, experience, and expertise; also, their intended percent of monthly involvement and duration for this Project. Include all details necessary to demonstrate the credentials required by project safety specifications.

3.8.4 Describe the methodology, including any technology or other assets that Respondent intends to use for prevention and/or control of incidents and insurance claims on this Project.

3.8.5 Describe the safety and insurance claims history information and weighting that Respondent includes in the submission and award process for "best value" subcontracts.

3.8.6 For all projects that Respondent has managed (or co-managed) in the past five (5) years, list and describe all events or incidents that have reached any of the following levels of severity:

3.8.6.1 Any occupational illness or injury that resulted in death or total and permanent disability.

3.8.6.2 Any occupational illnesses or injuries that resulted in hospital admittances.

3.8.6.3 Explosion, fire, or water damage that claimed five percent (5%) or more of the project's construction value.

3.8.6.4 Any failure, collapse, or overturning of a scaffold, excavation, crane, or motorized mobile equipment when workers were present at the project.

3.8.7 Identify the Respondent's Experience Modification Rate ("EMR") for the three (3) most recent annual insurance-year ratings.

3.8.8 Identify Respondent's annual OSHA Recordable Incident Rates ("RIR") for all work performed during the past three (3) calendar years.

3.8.9 Identify Respondent's annual OSHA Lost Workday Case Incident Rates ("LWCIR") for all work performed during the past three (3) calendar years.

3.9 CRITERION NINE: RESPONDENT'S WARRANTY AND SERVICE SUPPORT PROGRAM FOR THIS PROJECT: (Criterion Weight: 5%)

3.9.1 Describe Respondent's warranty service support philosophy and warranty service implementation plan for this Project.

3.9.2 Describe how Respondent will measure the quality of warranty service provided to the Owner for this Project.

3.9.3 Provide reference letters from three (3) owners identified in Sections 3.4 of this RFQ, that describe Respondent's response to, and performance on, warranty services after substantial

completion.

3.10 EXECUTION OF OFFER:

NOTE TO RESPONDENTS: **SUBMIT ENTIRE SECTION WITH RESPONSE**.

THIS EXECUTION OF OFFER MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE RESPONDENT'S QUALIFICATIONS. **FAILURE TO COMPLETE, SIGN AND RETURN THIS EXECUTION OF OFFER WITH THE QUALIFICATIONS MAY RESULT IN REJECTION OF THE QUALIFICATIONS.**

SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT OWNER'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT OR PURCHASE ORDER.

3.10.1 By signature hereon, Respondent acknowledges and agrees that (1) this RFQ is a solicitation for Qualifications and is not a contract or an offer to contract; (2) the submission of Qualifications by Respondent in response to this RFQ will not create a contract between the Owner and Respondent; (3) the Owner has made no representation or warranty, written or oral, that one or more contracts with the Owner will be awarded under this RFQ; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFQ.

3.10.2 By signature hereon, Respondent offers and agrees to furnish to the Owner products and/or services more particularly described in its Qualifications and to comply with all terms and conditions and requirements set forth in the RFQ documents and contained herein.

3.10.3 By signature hereon, Respondent affirms that it has neither given, nor intend to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip favor or service to a public employee in connection with the submitted Qualifications.

3.10.4 By signature hereon, Respondent affirms that it is a "taxable entity" under Section 171.0002 of the *Texas Tax Code* and certifies that it is not currently delinquent in the payment of any Franchise Taxes due under Chapter 171, *Texas Tax Code*.

3.10.5 By signature hereon, Respondent hereby certifies that neither the Respondent nor anyone acting on behalf of Respondent has violated the antitrust laws of this state, codified in Section 15.01, et. seq., *Texas Business and Commerce Code*, or the Federal antitrust laws. Respondent further certifies that it has not communicated directly or indirectly the Qualifications submitted by any competitor or any other person engaged in a similar line of business.

3.10.6 By signature hereon, Respondent represents and warrants that:

3.10.6.1 Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFQ;

3.10.6.2 Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFQ;

3.10.6.3 Respondent is aware of, is fully informed about, and is in full compliance with all applicable federal, state and local laws, rules, regulations and ordinances;

3.10.6.4 Respondent understands the requirements and specifications set forth in this RFQ and the terms and conditions set forth in the Contract under which Respondent will be required to operate;

3.10.6.5 Respondent, if selected by the Owner, will maintain insurance as required by the Contract; and

3.10.6.6 All statements, information and representations prepared and submitted in response to this RFQ are current, complete, true and accurate. Respondent acknowledges that the Owner will rely on such statements, information, and representations in selecting the successful Respondent. If selected by the Owner as the successful Respondent, Respondent will notify the Owner immediately of any material change in any matters with regard to which Respondent has made a statement or representation or provided information.

3.10.7 By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFQ is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of Respondent's Qualifications.

3.10.8 By signature hereon, Respondent certifies that if a Texas address is shown as the address of the Respondent, Respondent qualifies as a Texas Resident bidder as defined in *Texas Government Code* Section 2252.001(4).

3.10.9 By signature hereon, Respondent certifies as follows:

3.10.9.1 "Under Section 231.006, Texas Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate."

3.10.9.2 "Under Section 2155.004, *Texas Government Code*, the vendor or applicant certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified contract and acknowledges that this contract may be terminated and payment withheld if this certification is inaccurate."

3.10.9.3 Under Section 2254.004, *Texas Government Code*, the vendor or applicant certifies that each individual or business entity which is an engineer or architect proposed by Respondent as a member of its team was selected based on "demonstrated competence and qualifications" only.

3.10.10 By signature hereon, Respondent certifies that no relationship, whether by relative, business associate, capital funding agreement or by any other such kinship exist between Respondent and an employee of Owner or any component, or Respondent has not been an employee of Owner or any component within the immediate twelve (12) months prior to Respondent's RFQ response. All such disclosures will be subject to administrative review

and approval prior to the Owner entering into any contract with Respondent.

3.10.11 By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFQ. (ref. Section 2155.004 *Texas Government Code*).

3.10.12 Respondent represents and warrants that all articles and services quoted in response to this RFQ meet or exceed the safety standards established and promulgated under the Federal Occupational Safety and Health Law (Public Law 91-596) and its regulations in effect or proposed as of the date of this solicitation.

3.10.13 By signature hereon, Respondent signifies its compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.

3.10.14 By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the Reeves County Hospital District, all of its officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of Respondent's Qualifications.

3.10.15 By signature hereon, Respondent agrees that any payments that may become due under any agreements or other contractual arrangements, which may result from the submission of Respondent's Qualifications, will be applied towards any debt including, but not limited to, delinquent taxes and child support that is owed to the State of Texas.

3.10.16 By signature hereon, Respondent certifies that no member of the Board of Directors of Reeves County Hospital District, or the Executive Officers of the Owner or its component institutions, has a financial interest, directly or indirectly, in the transaction that is the subject of the contract, and that no member of the Board of Directors has a "substantial interest" in the Respondent.

3.10.17 Pursuant to Chapter 2274, *Texas Government Code*, Respondent certifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity of firearm trade association; and will not discriminate during the term of the Agreement against a firearm entity or firearm trade association.

3.10.18 Pursuant to Chapter 2274, *Texas Government Code*, Respondent certifies that it does not boycott energy companies as defined in Section 809.001(1)(a), *Texas Government Code*, (i.e., fossil fuel companies); and will not boycott energy companies during the term of the Agreement.

3.10.19 Respondent certifies that it does not require its customers to provide any documentation certifying the customer's COVID-19 vaccination or post-transmission recovery, on entry to, to gain access to, or to receive service from the Respondent's business. Respondent acknowledges that such a vaccine or recovery requirement would make Respondent ineligible for a state-funded contract.

3.10.20 Pursuant to Section 2274.0102, *Texas Government Code*, Respondent certifies that neither it nor its parent company, nor any affiliate of Respondent is majority owned or controlled by citizens or governmental entities of China, Iran, North Korea, Russia, or any other country designated by the Governor under Section 2274.0103, *Texas Government Code*,

or headquartered in any of those countries.

[Execution of Offer continues next page]

3.10.21 **Execution of Offer: RFQ No. 26-001 – RFQ for Design-Build Services for Reeves Regional Health New Medical Clinic, Pecos, Texas.**

The Respondent must complete, sign, and return this Execution of Offer as part of their Qualifications submittal response. The Respondent's company official(s) who are authorized to commit to such a submittal must sign submittals. Failure to sign and return this form will disqualify the submittal.

Respondent's Company Name: _____

Respondent's State of Texas Tax Account No.: _____
(This 11digit number is mandatory)

If a Corporation:

Respondent's State of Incorporation: _____

Respondent's Charter No: _____

Identify each person who owns at least 10% of the Respondent's business entity by name:

_____ _____
(Name) *(Name)*

_____ _____
(Name) *(Name)*

Submitted and Certified By:

_____ _____
(Respondent's Name) *(Title)*

_____ _____
(Street Address) *(Telephone Number)*

_____ _____
(City, State, Zip Code) *(Fax Number)*

_____ _____
(Authorized Signature) *(Date)*

_____
(Email address for RFQ Notification)

Respondent acknowledges receipt of the following Addenda:

No. 1_____; No. 2 _____; No. 3 _____; No. 4 _____; No. 5 _____; No. 6 _____

SECTION 4 – FORMAT FOR STATEMENT OF QUALIFICATIONS

4.1 GENERAL INSTRUCTIONS

4.1.1 Qualifications shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the Respondent's ability to meet the requirements of this RFQ. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of Owner's needs.

4.1.2 Qualifications shall be a MAXIMUM OF FIFTY (50) PRINTED PAGES (25 sheets printed double-sided or 50 sheets single-sided), The cover, table of contents, divider sheets, and Execution of Offer do not count as printed pages.

4.1.3 Respondents shall carefully read the information contained in this RFQ and submit a complete response to all requirements and questions as directed. Incomplete Qualifications will be considered non-responsive and subject to rejection.

4.1.4 Qualifications and any other information submitted by Respondents in response to this RFQ shall become the property of the Owner.

4.1.5 Qualifications that are qualified with conditional clauses, alterations, items not called for in the RFQ documents, or irregularities of any kind are subject to rejection by the Owner, at its option.

4.1.6 The Owner makes no representations of any kind that an award will be made as a result of this RFQ. The Owner reserves the right to accept or reject any or all Qualifications, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFQ when deemed to be in Owner's best interest.

4.1.7 Qualifications shall consist of answers to questions identified in Section 3 of the RFQ. It is not necessary to repeat the question in the Qualifications; however, it is essential to reference the question number with the corresponding answer.

4.1.8 Failure to comply with all requirements contained in this RFQ may result in the rejection of the Qualifications.

4.2 PAGE SIZE, BINDING, DIVIDERS AND TABS:

4.2.1 Qualifications shall be printed on letter-size (8-1/2” x 11”) paper and assembled with spiral-type bindings or staples. DO NOT USE METAL-RING HARD COVER BINDERS.

4.2.2 Additional attachments shall NOT be included with the Qualifications. Only the responses provided by the Respondent to the questions identified in Section 3 of this RFQ will be used by the Owner for evaluation.

4.2.3 Separate and identify each criterion response to Section 3 of this RFQ by use of a divider sheet with an integral tab for ready reference.

4.3 TABLE OF CONTENTS: Submittals shall include a "Table of Contents" and give page numbers for each part the Qualifications.

4.4 PAGINATION: Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.)

SECTION 5 - ATTACHMENTS TO THE RFQ

5.1 Attachment A – Design Criteria Package
5.2 Attachment B – Site Survey (including Topography)
5.3 Attachment C – Geotechnical Report
5.4 Attachment D – Local Business List (Draft)

[END OF REQUEST FOR QUALIFICATIONS]

Attachment A

Design Criteria Package for New Medical Clinic - Reeves Regional Health

1. The new regional health center in Pecos (the Project) is envisioned as a new two-story, medical office building of approximately 47,000-50,000 square feet, which is inclusive of roughly 9,000-10,000 square feet of shell space located on the 2nd floor. The building will be constructed of conventional steel structure designed to replace and enhance the current clinic located at 2335 Medical Dr in Pecos, TX. The Project will be an accredited Rural Health Clinic with The Centers for Medicare and Medicaid Services (CMS).

2. The Project site is wholly within an undeveloped landsite of approximate 5.06-acres located between Schmidt Dr. and Interstate 20 Service Rd and between sites of the credit union and Reeves County Annex. Refer to Attachment B. It is anticipated that the new structure will be located in the center of the site with surrounding surface parking on three sides. Efforts to maximize views of the Hospital from the interstate should be prioritized.

3. Programming for the Project has been performed by the Owner with the assistance of an initial design team. (RVK Architecture) The approved program will be supplied to the shortlisted respondents during step two of this solicitation process.

4. The schematic design package will be proceeding from the initial designer during this RFQ solicitation and contract award period. The successful Design-Builder (D/B) respondent will receive the completed schematic drawing package with the formal notice to proceed as noted in the RFQ schedule, (Refer to 2.3.14). D/B shall coordinate its design efforts with the schematic design package. After receipt of the schematic design package, the D/B team will meet with the Owner and the initial designer to review the package, and formally "hand-off" the design to the D/B team so they can complete the remaining design process/steps.

5. The D/B team will be the Architect and Engineers of record for this project, and based upon what is currently known about the project, should consist of the following design disciplines, at a minimum:

    a. Architect

    b. Mechanical, Electrical, and Plumbing Engineer's

c. Civil Engineer

d. Structural Engineer

e. Landscape Designer/Engineer

f. Fire Protection Engineer

g. Technology Designer/Engineer

6. The D/B team will be required to issue and provide design review packages, at the noted design intervals, (see directly below). The D/B team will prepare each document review package, which shall include at a minimum; drawings, specifications/requirements, detailed construction cost estimate, Project schedule with updates, an updated activity log detailing what items/decisions/direction is needed from the Owner currently and in the near future, etc. The following are the required design review intervals, and which intervals require formal Owner approval:

    a. 50% Design Development Review – Formal request of documents review, and meeting, (in person, at Pecos, TX), with the Owner. Owner may provide comments to the review set but <u>will not</u> require formal Owner approval prior to the D/B team proceeding further with the design.

    b. 100% Design Development Review - Formal request of documents review, and meeting, (online/virtual meeting), with the Owner. Owner may provide comments to the review set but <u>will not</u> require formal Owner approval prior to the D/B team proceeding further with the design.

    c. 50% Construction Documents - Formal request of documents review, and Owner approval. (in person, design review meeting in Pecos, TX) Owner will require a six (6) working days to review and issue formal approval, from the date the formal request/documents are conveyed to the Owner. The D/B team must receive written approval from the Owner, prior to proceeding further with the design.

    d. 90% Construction Documents - Formal request of documents review, and Owner approval. (online/virtual meeting) Owner will require an eight (8) working days to review and approve, from the date the formal request/documents are conveyed to the Owner. The D/B team must receive written approval from the Owner, prior to proceeding further with the design.

e. 100% Construction Documents - Formal request of documents review, and Owner approval. (in person, design review meeting in Pecos, TX) Owner will require an eleven (11) working days to review and approve, from the date the formal request/documents are conveyed to the Owner.

7. The D/B team shall comply with current 2021 IBC Codes along with any local codes or amendments of Town of Pecos City – Zoning & Code Ordinance.

8. The Owner has furnished the D/B with a copy of a boundary/topographic/utility/tree survey of the Project site. Refer to Attachment B.
    a. D/B is advised that underground utility locations shown on surveys within and around the Project are approximate, and that D/B shall be responsible for protecting and maintaining all utilities to remain.
    b. Additional underground utility locating measures including, but not limited to, potholing shall be the responsibility of the D/B.
    c. D/B shall be responsible for establishing line and grade and all field surveying and layout required for construction.

9. The Owner has procured geotechnical engineering services for the Project and has furnished a copy of the geotechnical investigation report to the D/B for its review, comment, and use for civil and foundation design recommendations. Refer to Attachment C. The D/B shall review the geotechnical investigation report and promptly advise the Owner of any additional investigation or information necessary for the D/B to complete its scope of work.

10. Onsite detention will be required for the site and should be designed to meet local jurisdictions requirements, however, no portion of any; parking lot, drive isle, paved surface, or building exterior area with a defined use, will be used for detention capacity. (Refer to Attachment C for soil percolation test results)

11. Landscaping of the Project site shall include xeriscaping to match the Hospital look for a campus feel.

12. D/B shall be responsible for demolition and disposal of any hardscape, paving, and landscaping required for construction of the Project.

13. D/B shall provide a covered drop-off at the front of the new medical office building.
    a. Design considerations should be made to allow adequate clearances for emergency vehicles.

14. D/B shall provide exterior finish materials and colors which blend with the fabric and feel of the existing hospital.

a. D/B should consider the use of metal panels, stucco and glass like those on the exterior of the hospital and selected properly for the climate in Pecos, TX.
b. All exterior finish materials and colors must be approved by the Owner.

15. D/B shall provide a pneumatic tube system that extends from the hospital to the Project which may require burial of the tube system for portions of the scope. D/B team to coordinate with Lila Santoro with Swisslog Healthcare at 682-220-6197.

16. D/B shall provide a covered pedestrian walkway from the medical office building to the front door of the hospital and vehicular entrances and exits should provide direct flow to the hospital parking lot.

17. D/B shall provide a total parking count of 5 spaces per 1,000 SF of total building square footage. D/B shall provide covered parking for 93 employee parking spaces, covered parking will be exclusively for the employees. D/B shall provide badge accessible access control of employee parking area's from patient parking area's. Provide four (4) E vehicles charging stations in the employee parking area. Coordinate specifications for the charging stations with the Owners. A space and access for an emergency vehicle for transport of inmates shall be provided for a private secure entry to the Project.

18. D/B shall provide graffiti-resistant paint at all pedestrian-accessible, painted, interior vertical surfaces.

19. D/B shall provide all wayfinding, directional, and code-required signage, including a monument sign, in conformance with and a matching style of the Hospital to create a campus feel.
    a. D/B to include a display area for Pecos exterior artwork. (Fiberglass Boots)(Owner Furnished, Contractor Installed)
    b. D/B to include interior signage design into the design (all code-required signage is CFCI), and the Owner will procure and install all other signage. (OFOI)

20. D/B team shall coordinate electrical utility with the provider, Texas-New Mexico Power Co. A pad mounted transformer is to be utilized, providing 480Y/277V power to the new clinic building.

21. D/B engineer shall design an Emergency System, as defined by the NEC, and shall provide a diesel generator with a minimum of a 36-hour tank as backup for the full building electrical loads. The generator will be housed in a weather-rated enclosure with sound attenuation. Generator size will be coordinated during the

design phase. A docking station will be provided to accommodate the connection of a portable generator and load bank testing.

22. D/B team shall provide a common utility yard to collocate equipment such as transformer, generator, and docking station.

23. D/B engineer to accommodate energy code required metering strategies. D/B team to comply with "controlled receptacle" requirements in key areas (offices, copy rooms, break rooms, etc.)

24. D/B team shall closely coordinate with the owner for all electrical needs within the building. Light Clinical use is desired; no imaging or ambulatory surgery is identified for this building.

25. D/B team to include a main electrical room for electrical distribution equipment. Secondary electrical rooms are to be strategically located throughout the building to support a localized distribution strategy.

26. D/B team to provide a lightning protection system, utilizing air terminals on the roof, downlead conductors, and grounding counterpoise around the building. A tiered system of surge protection devices is to be provided at the service and distribution equipment.

27. D/B team to provide a fully grounded system in accordance with NEC requirements.

28. D/B engineer shall design lighting systems to meet energy conservation requirements of the IECC. The design shall include LED lighting to meet light levels as recommended by IES and lighting controls shall meet all energy code requirements.

29. D/B engineer shall design exterior lighting systems to provide safety during egress conditions, along with security lighting through parking and pedestrian areas.

30. D/B team to provide a fire alarm system, per Life Safety Codes, including notification and detection.

31. D/B team to provide a fire pump and storage tank to support the fire protection system for the building.

32. Above ground water storage tanks will be required for both the Domestic Water System and Fire Water System. The D/B team is to design/size and provide the tanks.

33. D/B team to provide rough-in for all security, IT, AV, COMM systems and to

coordinate closely with owner to meet technology needs.

34. D/B team to provide all data cabling needed for the project, including those needed for Owner furnished items. (Security Camera's, phone system, WAPs, PA system, etc.) Data cabling shall be Cat 6, unless directed otherwise.

35. D/B engineer shall design a circulating hot water system that shall deliver hot water to fixtures throughout the building and be in compliance with IECC.

36. D/B engineer shall design domestic and sanitary system to provide service to fixtures and equipment throughout the building.

37. D/B team to provide valves at branches off the main and at grouped fixtures for isolation and servicing of areas without impacting the main domestic water distribution system.

38. D/B team to provide a domestic booster pump to provide adequate water pressure throughout the building.

39. D/B team to provide a duplex water softener system to provide 0-grain water for the building.

40. D/B team to include a main plumbing room to house plumbing equipment associated with the building.

41. D/B team to provide a Reduced Pressure Zone (RPZ) and a Double Check (DCVA) backflow preventer to protect the domestic and fire utilities.

42. D/B team to provide backflow preventers at all mechanical equipment, ice machines, or other equipment as required by code to protect the domestic water system in the building.

43. D/B team to provide commercial quality, low water consumption plumbing fixtures. Water closets shall be flush valve type fixtures, 1.28 GPF. Lavatories shall be vitreous china, 0.5 GPM faucets. Sinks shall be stainless steel, with 1.5 GPM faucets. Where applicable, fixtures shall be compliant with ADA.

44. D/B team to provide all hydrants along exterior of building for wash down of entries and exterior areas around the building.

45. D/B team to provide an automatic wet pipe sprinkler system in compliance with NFPA and local codes. The automatic wet pipe sprinkler building shall provide complete coverage for a fully sprinklered building and exterior canopy's.

46. D/B team to provide 4 to 5 variable air volume packaged direct expansion (DX) rooftop units (RTUs) to serve the entire building. RTUs shall be provided with variable speed compressors. Performance shall be derated based on a 110 degrees F outdoor ambient dry bulb temperature. RTUs shall be provided with airflow monitoring stations and modulating RA/OA dampers where economizers are required.

47. D/B team to provide single duct variable air volume terminal units (VAVs) with electric reheat to serve occupied zones.

48. D/B team to provide fully insulated medium- and low-pressure supply air system. Short runs of insulated return duct shall be used for sound attenuation at RTU inlets. All ductwork shall be minimum 24-gauge galvanized steel. Plenum return shall be used where appropriate. Return sound boot transfer “U’s” shall be lined and used at any walls to deck. Return air device sound boots shall be lined and used at any return grille in sound sensitive areas.

49. D/B team to provide aluminum air devices. Typical supply air devices shall be square cone diffusers. Linear supply air devices shall be provided at any curtain wall window assemblies or in any high ceiling spaces. Typical return air devices shall be eggcrate type.

50. D/B team to provide Fire and combination Fire/Smoke dampers in any rated walls or floors ductwork shall pass through.

51. D/B team shall provide adequate chase space for supply, return, and relief ductwork to pass between RTUs and relief hoods on the roof, to the lower level they serve.

52. D/B team to provide full Direct Digital Controls (DDC) system to the building for full control and monitoring capabilities. Thermostats shall be provided to every zone served by a VAV, mini split DX unit, split DX unit, or unit heater. The DDC system shall be integrated with the hospital DDC system in order to provide a centralized, single application/overview dash board to monitor both buildings simultaneously.

53. D/B team to provide independent cooling only DX mini split systems to serve all IT, AV, and Telecom rooms. Indoor units shall be provided with condensate pumps and insulated condensate lines routed to the nearest mop sink, floor sink, or sink tailpiece.

54. D/B team to provide independent split DX system for any exit stairs. System shall be fully ducted to isolate the space. Indoor units shall be provided with condensate pumps and insulated condensate lines routed to the nearest mop sink, floor sink,

or sink tailpiece.

55. D/B team to provide adequate number of relief air paths to relief hoods. Relief hoods shall be provided with modulating dampers for building pressurization control. Relief hoods and ductwork shall be sized for economizers at associated equipment.

56. D/B team to provide down-blast exhaust fans on roof for general restroom, custodial, etc. exhaust.

57. D/B team to provide electric unit heaters for freeze protection in spaces such as fire pump rooms, unconditioned mechanical rooms, unconditioned loading dock rooms, etc.

58. D/B team to provide a minimum of two (2) hydraulic elevators. Both shall be capable of 150 feet per minute travel speed, with a minimum capacity of two thousand and one hundred pounds (2,100 pounds). At least one (1) elevator shall be capable of transporting of emergency medical personal with a medical stretcher.

This Survey is made for the benefit of:

Reeves Regional Health and Stewart Title Guaranty Company

1. Monuments have been placed and marked, along with existing monuments.

2. There is no address for this property.

3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 01–04, Community Number 480538 B, this area is in Flood Zone C–Area outside the 500 year flood.

4. The total gross land area is 5.06 grid and surfae acres total, 220,494.49 square feet total.

5. Contour Interval and Datum is provided in the top right corner of the Survey.

6(a). According to the Town of Pecos City Ordinance No 12–07–01, signed October 25, 2012, and Zoning District Map, this property is located in the "C–2" General Retail District.

(b). Set Back Lines:

Front Yard: Regardless of whether any lot located in and "C–2" district be devoted to commercial or apartment use, all lots in such "C–2" district shall have a fornt yard of not less than twenty (20) feet measured from the fron lot line to the front of the structure.

Side Yards: No side yard is required on any lot in a "C–2" district where such lot is devoted to commercial use except those corner lots within any "C–2" district that abut any "R" district. In such instancee, a side yard on the side adjacent to such "R" district property of not less than five (5) feet from each side lot line shall be required.

Rear Yard: There shall be a rear yard along the rear lot line of the lots in the "C–2" district where such property is devoted to commercial use. The minimum depth of such rear yard shcll be not less thatn twenty (20) feet from the rear lot line or ten (10) feet from the rear lot line where such lots abuts an alley.

8. There are no Substantial features in the area.

10. There are no existing buildings on the property that share party walls.

11(a). Underground utilities identified with Deeds from Reeves County, Texas.

(b). Underground utilities were marked by Utility Companies after a Dig Test was ordered by Surveyor.

13. Adjoining owners are labeled according to the Reeves County, Texas Appraisal District.

15. Aerial map provided by MicroSurvey CAD Software, using Bing Maps.

16. There is evidence of recent earth work, but no building construction observed during field work.

17. No proposed changes in street right of ways.

18. Off–site easements are plotted according to deeds and markings by Utility Companies.

19. General Liability Insurance will be provided upon request.

This is to certify that this map or plat and survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for all ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 10, 11(a), 11(b), 13, 15, 16, 17, 18 and 19 of Table A thereof, The field work was completed on January 29, 2026.

Attachment B

LINE TABLE:

NUM	BEARING	DISTANCE
L1	S60°30'05"E	139.60'
L2	S60°30'05"E	61.15'
L3	S77°07'49"E	58.59'

BEARINGS, DISTANCES, AND AREAS ARE GRID, TXSPCS, TXC, NAD 83. TO CONVERT BEARINGS TO TRUE, ROTATE BY A THETA OF –1°38'11". TO CONVERT DISTANCES TO GROUND, DIVIDE BY COMBINED FACTOR OF 0.99978347, TO CONVERT AREAS TO GROUND, DIVIDE BY COMBINED FACTOR OF 0.99978347 SQUARED. COORDINATES ARE NAD 83 ELEVATIONS ARE NAVD 88 CONTOUR INTERVAL IS 1.00'

SURVEY DATES: 01/21/2026, 01/29/2026

Schmidt Drive
80.00 feet wide ROW

Meadowbrook Drive
80.00 feet wide ROW

Arizona Street
80.00 Feet Wide ROW

Pigman (Delaware) Street
80.00 Feet Wide ROW

Section Line

REPLAT OF
LOTS 1 AND 2, BLOCK 2, LOTS 1 AND 2, BLOCK 3, AND LOTS 1 THROUGH 7, BLOCK 4 OF THE REVISED WEST AIRPORT ADDITION TO THE TOWN OF PECOS CITY REEVES COUNTY TEXAS
Volume 6, Page 57,
Reeves County, Texas
Plat Records

LOT 1, BLOCK 1
MEDICAL ADDITION
TO THE TOWN OF PECOS CITY
REEVES COUNTY TEXAS
Vol. 5, Pg. 40–A
Reeves County, Texas
Plat Records

REPLAT OF THE REPLAT OF LOTS 1 AND 2, BLOCK 2 AND LOTS 1 AND 2, BLOCK 3, AND LOTS 1, 2 AND 3, BLOCK 4, OF THE REVISED WEST AIRPORT ADDITION TO THE TOWN OF PECOS CITY REEVES COUNTY, TEXAS
Volume 6, Page 72
Reeves County, Texas
Plat Records

Lots 1 through 7
Pecos 4B Economic
Development Corporation
Vol. 1222, Pg. 644, opr

5.06 Acres Total
220494.49 Sq.ft. Total

Existing TOPC Water Line
12 inch, PVC Pipe

Existing TOPC Sewer Line
10 inch, PVC Pipe

TOPC Building 20.00
feet Setback Line

20.00 feet wide
utility easement

(0.42 Acres)
Reeves County
Document No. 2020006838

Raul Flores Boulevard
Interstate Highway No. 20
Volume 5, Page 1
Reeves County, Texas Plat Records
Vol. 230, Pg. 449, dr
Controlled Access Highway Right of Way
No Access

West bound service road

East bound service road

Island

Approximate
Location of
Fiber Optic Line
based on previous
Surveys in the area.

LOTS 6A AND 6B, BEING THE REPLAT OF LOT 6, OF THE REPLAT OF LOTS 1 AND 2, BLOCK 2, LOTS 1 AND 2, BLOCK 3, AND LOTS 1 THROUGH 7, BLOCK 4 OF THE REVISED WEST AIRPORT ADDITION REEVES COUNTY, TEXAS
Volume 7, Page 16,
Reeves County, Texas
Plat Records

REPLAT OF
LOTS 1 AND 2, BLOCK 2, LOTS 1 AND 2, BLOCK 3, AND LOTS 1 THROUGH 7, BLOCK 4 OF THE REVISED WEST AIRPORT ADDITION TO THE TOWN OF PECOS CITY REEVES COUNTY TEXAS
Volume 6, Page 57,
Reeves County, Texas
Plat Records

REVISED WEST AIRPORT ADDITION
TO THE TOWN OF PECOS CITY
REEVES COUNTY TEXAS
Volume 4, Page 50,
Reeves County, Texas
Plat Records

Texas Street
80.00 Feet Wide ROW

(1570) TBM #1 Top of Curb Elev– 2603.70'

(1378) Top of Man Hole Elev– 2603.88' Invert– 2598.35' Elev– 2598.53'

(543) Top of Man Hole Elev– 2603.22' Invert– 2597.70' Elev– 2597.52'

(543) Top of Man Hole Elev– 2602.50' Invert– 2596.80' Elev– 2596.30'

(272) TBM #2 Top of Curb Elev– 2603.70'

(284) Top of Man Hole Elev– 2601.98' Invert– 2596.80' Elev– 2595.38'

(1680) TBM #3 Top of Curb Elev– 2607.37'

(1159) TBM #4 Top of Curb Elev– 2606.25'

(600.00') 599.88' (200.00')

(200.00') (180.00') 579.88' (580.00')

(200.00') 679.84' (200.00')

(200.00') 487.49'

(200.00') S77°11'07"E (200.00')

N12°51'57"E 358.94'

S12°51'57"W 319.45'

N77°07'49"W 58.59'

359.13'

179.56'

179.66'

S12°51'57"W

N12°51'57"E 179.56'

359.32'

301.96' EBL Block 4 WBL Block 6

Lots 1 through 7
Pecos 4B Economic
Development Corporation
Vol. 1222, Pg. 644, opr

Surveyor's Note:

1. According to the Town of Pecos City Zoning District Map, this property is located in the "C–2" General Retail District. For minimum square footage and set back lines, contact Town of Pecos City Officials.

Title Commitment:

1. The property described hereon is the same as the property described in, Stewart Title Guaranty Company, GF. No. or File Number 26–25372, with an effective date of 01/02/2026, issued 01/20/2026, and all easements, covenants, and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject.
2. Schedule B:
   Item 10 a, only visible and easements of record are shown on plat.
   Item 10 f is shown on plat.
   Item 10 d does not effect this tract.
   Items 10 b, c and e are not plottable.

Utility Owners:

1. Town of Pecos City
   Water Line
   (432) 445–2421
2. Kinetic/Windstream
   Fiber Optic Line
   1–833–980–0292
3. Texas Gas Service
   Buried Gas Line
   1–800–700–2443

LEGEND:

- ● Calculated Point
- o Set 1/2 inch iron rod with a cap marked "Trujillo RPLS" unless otherwise noted
- ◎ Recovered 1/2 inch iron rod with a cap marked "Trujillo RPLS" unless otherwise noted
- (40.00') Called or Platted Distances, Areas, or Acreages
- (1) For office use only
- Boundary Line
- Edge of Pavement
- Back of Curb and Gutter
- OHP Overhead Power Line
- FO Fiber Optic Line
- GAS Buried Gas Line
- WL Water Line
- SS Sewer Line
- opr Reeves County, Texas Official Public Records
- EP Edge of Road
- BC Back of Curb and Gutter
- TOPC Town of Pecos City
- Fire Hydrant
- Light Pole
- MH Sanitary Sewer Man Hole
- TPED Telephone Pedestal
- WV Water Valve
- FO Buried Fiber Optic Line Sign
- 2603 Contours

I HEREBY CERTIFY THAT THIS PLAT WAS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LYNDON NANCE 6206 REGISTERED PROFESSIONAL LAND SURVEYOR

2-26-26

LYNDON NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6206 – STATE OF TEXAS
ORIGINAL PLAT IS IN COLOR
CERTIFICATION IS VOID IF DUPLICATED

TONY TRUJILLO LAND SURVEYING, INC.

310 S. WILLOW
PECOS, TEXAS 79772
TBPELS Firm Registration No. 10013500
ttsurvey@windstream.net

(432) 445–7245 Office
(432) 448–8061 Cell

ALTA/NSPS LAND TITLE SURVEY PLAT OF
LOTS 5, 6 AND PART OF LOT 7, BLOCK 4,
REVISED WEST AIRPOT ADDITION,
TO THE TOWN OF PECOS CITY
REEVES COUNTY, TEXAS

0 50 100 200

DRAWN BY: A. TORRES JR

SCALE: 1" = 100'

TTS2601.DWG

Attachment C

GEOTECHNICAL REPORT

Reeves County Health Clinic

Pecos, Texas

Prepared For:

Reeves Regional Health
2349 Medical Drive
Pecos, Texas, 79772

Prepared By:

Beyond Engineering and Testing, LLC
3011-B South County Road 1260
Midland, Texas 79706

432.561.5780 | www.BEYONDET.com

March 13, 2026
BEYOND Project No. GT2512060

Geotechnical Report

Reeves County Health Clinic

PECOS, TEXAS

This Report Prepared By:

Beyond Engineering and Testing, LLC
3011-B South County Road 1260
Midland, TX 79706

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Prepared by:

Maria Pope
Project Manager

Reviewed by:

Yanfeng Li

Yanfeng Li, P.E
Chief Geotechnical Engineer

FIRM REGISTRATION NO. F-19523 - TEXAS

March 13, 2026 ***Project No. GT2512060***

Geotechnical Report
Reeves County Health Clinic
Pecos, Texas

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Geotechnical Report
Reeves County Health Clinic
Pecos, Texas

1.0 INTRODUCTION

Beyond Engineering and Testing, LLC (BEYOND) is pleased to present our subsurface exploration and geotechnical engineering evaluation for the proposed Reeves County Health Clinic project. The proposed project is located near the intersection of Schmidt Drive and Medical Drive, just north of the Interstate 20 Service Road, adjacent to the existing Reeves Regional Health facility in Pecos, Texas. The approximate project location is shown on Figure 1, Project Site Location Map, within Appendix A.

The purpose of this geotechnical investigation and report is to:

- Explore subsurface conditions;
- Conduct field and laboratory testing to characterize the engineering properties of subsurface materials;
- Provide geotechnical engineering parameters for the design and construction of foundation systems;
- Provide pavement recommendations for the parking lot; and
- Provide earthwork requirements.

The recommendations contained in this report are based upon field and laboratory test results, engineering analyses, experience with similar subsurface conditions, and our project understanding.

2.0 PROPOSED CONSTRUCTION

BEYOND understands the proposed Reeves Regional Health Clinic will comprise a two-story building approximately 30,000 SF and associated parking/paving areas will be about 60,000 SF. The project also includes multiple detention ponds near the proposed building and parking areas.

3.0 FIELD EXPLORATION

BEYOND prepared and executed a field exploration program for the proposed project on 1/15/2026 and 1/16/2026. The approximate boring locations are shown on Figure 2, Borehole Locations Map, within Appendix A of this report. A summary of approximate geographic latitude and longitude coordinates and depth of each boring drilled as part of the subsurface exploration program is presented in Table 3.0.1.

Table 3.0.1 – Summary of Boring Locations and Depths

Boring No.	Latitude (degrees)	Longitude (degrees)	Total Boring Depth (feet)	Proposed Structure
B-1	31.400278	-103.516225	20.0	Building
B-2	31.400229	-103.515971	20.0	
B-3	31.399840	-103.515912	20.0	
B-4	31.399894	-103.516163	20.0	
P-1	31.400437	-103.516532	10.0	Parking
P-2	31.399720	-103.515643	10.0	
DP-1	31.400616	-103.517041	1.0	Detention Ponds
DP-2	31.399854	-103.517228	4.0	
DP-3	31.399689	-103.515829	1.0	
DP-4	31.400126	-103.515747	4.0	

Notes: Latitude and longitude coordinates provided in Table 3.0.1 were obtained from a hand-held GPS device with accuracy of approximate 15 to 20 feet.

BEYOND utilized solid stem augers drilling method to advance the boreholes. We collected samples using Standard Penetration Testing (SPT) split spoon samplers. We collected all samples from the samplers in the field, performed visual soil classification, labeled the samples as to location and depth, and bagged soil samples to minimize moisture changes. We conducted the SPT tests in general accordance with ASTM D1586: Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils. SPT test results are shown on the attached Boring Logs under the "Field Data" column and are preceded by the letter "N". SPT testing was performed using automatic hammer.

BEYOND prepared field logs for each boring drilled. The field logs contain visual classifications of the materials encountered during drilling as well as interpolation of the subsurface conditions between samples. We also observed for groundwater level in the borehole while advancing the boreholes. These observations are discussed in subsequent sections of this report.

The project engineer reviewed the field logs, samples, and laboratory data to make appropriate modifications to the field logs. BEYOND classified soils in general accordance with the Unified Soil Classification System (USCS). The soil classification symbols on the boring logs are described in the *Boring Log Key* included in Appendix B. The final logs of boring include modifications based on our laboratory test results and observations performed on the soil samples collected in the field. The final logs of boring describe the materials encountered, strata thickness, the various depths at which the samples were obtained, as well as field test results.

4.0 SUBSURFACE CONDITIONS

4.1 Regional Geology

As per the Geologic Atlas of Texas, Pecos sheet, the geology at the project site and in the vicinity consists of the following:

Quaternary Period Units

- **Alluvium (Qal):** Floodplain and alluvial plain deposits; floodplain deposits include low terrace deposits near floodplain level, bedrock locally in streams channels; alluvial plain deposits include fan deposits and colluvium locally near margins, coarser material toward margins, mostly sandy silt elsewhere, subject to modification by sheet wash action.

- **Fluviatile Terrace Deposits (Qt):** Gravel, sand, and silt; gravel, commonly with pebbles and cobbles of chert, quartzite, igneous rock, metamorphic rock, caliche and at higher levels abraded Gryphea; quartz sand, crossbedded to massive lenticular, reddish brown, pink, gray to light gray, contiguous terraces of different ages separated by the solid line.

- **Gypsite (Qgy):** Granular gypsum. White to light gray of several ages.

Site vicinity geologic map is shown on Figure A.3 within Appendix A of this report.

4.2 Subsurface Stratigraphy

As indicated on our logs of boring drilled as part of this study, native soils were encountered beneath the topsoil and extended to the termination depth of the borings. The subsurface soils generally encountered are summarized in Table 4.2.1.

Table 4.2.1 Generalized Subsurface Stratigraphy

Stratum Number	Depth Range (Approx., ft.)	Soil/Rock Classification and Consistency/Relative Density/Hardness
I		Topsoil (4.5” to 5.5”)
II	0.0 – 10.0	Lean Clay (CL) / Silt (ML), trace gypsum - SPT “N” values between 9 to 54 - Stiff to Hard
III	10.0 – 20.0	Silt (ML) - SPT “N” values between 13 to 57 - Stiff to Hard

The above descriptions are general and depth ranges are approximate because boundaries between different strata are seldom clear and abrupt in the field. In addition, the lines separating major strata types on the logs of borings do not necessarily represent distinct lines of demarcation of the various strata. Detailed logs of borings for locations drilled as part of this study, which present the stratum descriptions, types of sampling used, laboratory test data, and additional field data, are presented in Appendix B. The Boring Log Key, defining the terms and descriptive symbols used on each log of boring, is also presented in Appendix B.

4.3 Groundwater Conditions

Groundwater was encountered at Boring B-2 at the depth of 17.0 ft during drilling operations. The borings were backfilled with soil cuttings immediately following the completion of field operations; therefore, subsequent groundwater measurement was not obtained.

Based on the Texas Water Development Board (TWDB) Groundwater Database of water wells within a 1-mile radius from the project site locations, groundwater levels at adjacent water wells were recorded at depths of 16 to 35 ft. below ground surface. These measurements are from submitted driller's well reports from 2004 to 2011.

It is imperative to note that the short-term groundwater level observations performed as part of this study are not an accurate evaluation of groundwater levels at the project site and should not be interpreted as a comprehensive groundwater study. The observations made during this investigation may also not represent conditions at the time of construction and it should be understood the presence of groundwater may have an effect on certain construction activities and long-term performance of foundations and pavements. Groundwater levels are highly dependent on climatic and hydrologic conditions before and after construction, and site development including irrigation demands, drainage and other factors. If a detailed groundwater study is desired, a groundwater hydrologist should be retained to perform these services.

4.4 Infiltration Test

Four (4) Infiltration tests were performed within the proposed detention pond areas. The test holes were drilled to depths of 1.0 feet and 4.0 feet below the existing ground surface. The preparation and testing of the Infiltration test holes was performed in general accordance with ASTM D6391 as described below:

- Test hole was drilled with a CME 55 track-mounted drill rig utilizing continuous flight auger drilling techniques from the existing ground surface to the required depth below the existing ground surface. The diameter of test hole is approximately 4.25-inches;
- The sides and bottom of each test hole were scarified to remove areas that became smeared by the auger;
- All loose materials were removed from test hole;
- Approximately 4-inches of gravel was added to the bottom of test hole to protect the bottom from scouring and sediment;
- Potable water was used to fill each test hole to the ground surface, allowing the soil to saturate and swell during the test time;
- Test hole was filled with potable water to the top of the hole;
- Periodic measurements at 5-minute intervals were recorded measuring the water seeped away.
- A refill was conducted after 40 minutes, with continued measurements at regular intervals.

The average percolation rate was calculated by averaging the drop of water level to percolate through the soil in inches during every minute.

Percolation Rate= Inches of Drop/Time

Percolation testing was conducted in Test Holes DP-1 through DP-4 to evaluate subsurface infiltration characteristics. The percolation rate was calculated as the drop of water level in inch during every minute (inch per minute). The results are summarized in Table 4.4.1.

Table 4.4.1 – Summary of Boring Locations and Depths

Boring Test	Test Depth (ft)	Test Stage	Minimum Rate (in/min)	Maximum Rate (in/min)	Average Rate (in/min)
DP-1	1.0	Initial	0.25	1.25	0.58
		Refill	0.10	0.60	0.27
DP-2	4.0	Initial	0.10	0.40	0.20
		Refill	0.10	0.40	0.20
DP-3	1.0	Initial	0.10	0.20	0.17
		Refill	0.04	0.10	0.08
DP-4	4.0	Initial	0.10	0.30	0.24
		Refill	0.30	0.40	0.37

The detailed percolation test data sheets and field observations are included in **Appendix D**.

5.0 LABORATORY TESTS

BEYOND performed various laboratory tests to determine the soil's physical properties. These tests allow us to classify soils and to assess soil performance under the project design conditions. Laboratory tests are presented in each respective *Log of Boring* and in the *Summary of Laboratory Tests* in Appendix B. The project geotechnical engineer assigned appropriate laboratory tests on selected soil samples. BEYOND performed the following laboratory methods for soil analyses:

- Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System): ASTM D2487;
- Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass: ASTM D2216;
- Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils: ASTM D4318;
- Standard Test Methods for Amount of Material in Soils Finer than No. 200 (75-µm) Sieve: ASTM D1140;
- Standard Test Methods for Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis: ASTM D6913; and

- Sulfate and Chlorides Content: EPA 300/300.1.

5.1 Geotechnical Laboratory Test Results

Moisture content tests were performed, in accordance with ASTM D2216, on selected soil samples. The test results are provided on Logs of Boring in Appendix B of the report as well as on the Summary of Laboratory Results in Appendix C of this report.

Percent finer than No. 200 (75-µm) sieve tests were performed, in accordance with ASTM D1140, on selected soil samples. The test results are provided on Logs of Boring in Appendix B of the report as well as on the Summary of Laboratory Results in Appendix C of this report. Particle-size distribution (gradation) analyses were performed, in accordance with ASTM D6913, on selected soil samples. The test results are provided in Appendix C of this report.

Laboratory test results indicate that the native clay soils have liquid limit (LL) values range from about 28 to 45% and plastic limit (PL) value ranging from 17 to 31%, with Plasticity Index (PI) values ranging from about 2 to 17%. Based on FHWA-NHI-10-016 for the method of identifying low swell potential.

Table 5.1.1 – Method of Identifying Potentially Expansive Soils (from FHWA-NHI-10-016)

Liquid Limit (%)	Plasticity Index	Potential Swell (%)	Potential Swell Classification
< 50	< 25	< 0.5	Low
50 to 60	25 to 35	0.5 to 1.5	Marginal
> 60	> 35	> 1.5	High

The Potential Vertical Rise (PVR) is the potential ability of a soil material to swell, at a given density, moisture and loading condition, when exposed to capillary or surface water. We estimate the PVR value for lightly loaded slabs-on-grade or shallow footings to be less than 1-inch, using the TxDOT method Tex-124-E.

A summary of laboratory testing results is presented in Appendix C of this report.

5.2 Soil Corrosiveness

BEYOND obtained the services of Xenco Laboratories to perform analytical tests to determine the content of soluble sulfate and chloride in the soils at or near foundation bearing depths. The results of soluble sulfate and chloride content are summarized in Table 5.2.1.

Table 5.2.1 – Results of Soluble Sulfate and Chloride Content

Boring No.	Depth of Sample (feet)	Soluble Chlorides (mg/kg)	Soluble Sulfate (mg/kg)
B-2	2-3.5	3,030	16,700
B-3	0-1.5	19,400	3,430

Boring No.	Depth of Sample (feet)	Soluble Chlorides (mg/kg)	Soluble Sulfate (mg/kg)
P-1	4-5.5	1,360	14,200

Gypsum is hydrated calcium sulphate in chemical form and if it is present in excess amount, it could cause sulfate attack to concrete and it is also corrosive to steel especially when combined with humidity.

Water-soluble sulfate test results indicate the sulfate content of surficial soils ranges from 3,430 to 16,700 mg/kg. This indicates a severe to very severe corrosion potential for concrete. Sulfate resistant concrete should be used for construction. If it is not economically viable to utilize sulfate resistant cement, another alternative is to provide a minimum of 12 inches of separation between the concrete and the surrounding sulfate-containing soils. This separation can be achieved using compacted, imported fill material having negligible sulfate concentration of 1,000 ppm or less, as described in Section 7.3 of the geotechnical report. Proper precautions should be taken to mitigate corrosive potential. Structural concrete should be properly designed by the Civil/Structural Engineer to have sufficient protection for sulfate exposure.

Water-soluble chlorides in the soils range from 1,360 to 19,400 mg/kg. This indicates a severe to very severe corrosion potential for chloride on metals. Proper precautions should be taken to mitigate corrosive potential.

The Xenco test results are included within Appendix C.

6.0 FOUNDATION DESIGN AND GEOTECHNICAL RECOMMENDATIONS

Based on the site geotechnical conditions, shallow foundations may be used to support the proposed Health Clinic building. The building may use either a monolithic, stiffened slab foundation or footings independent of the floor slab. Earthwork requirements for the proposed construction are provided under Section 7.

Due to the relative low strength and high sulfate and high chloride content of the subsurface soil, we recommend that a minimum of 3 feet of native subgrade soils should be removed and replaced with imported select fill material as specified in Section 7.3. The details for the soil remediation are presented in Section 7.2 of this report.

We recommend that BEYOND's geotechnical engineer or our qualified representative be retained to observe shallow foundation excavations in this area to assess the need for any over-excavation and re-compaction and/or replacement.

6.1 Shallow Foundations for Shade Structure

We recommend that the spread footings and strip footings at the site should have a minimum embedment of 2 feet below final site grade for confinement, and the strip footings should have a

minimum embedment of 1.5 feet below final site grade. The footings should bear on select fill placed in accordance with Section 7 of this report. We recommend a minimum width of 18 inches for strip footings and a minimum of 24 inches for spread footings.

Based on U.S. Army Corps of Engineers, Engineer Manual, EM 1110 1-1905, frost penetration is anticipated to be less than 1 foot deep below existing ground surface at the project site.

For our engineering analyses, we utilized the strength parameters provided in Table 6.1.1. Site grading plans for the proposed project site were not available during preparation of this report. BEYOND assumes minimum grading, with a cut/fill of 12 to 18 inches to bring the site to final grade.

Table 6.1.1 – Engineering Properties of Subsurface Materials for Shallow Foundation

Angle of Internal Friction, ϕ' (degree)	Total Unit Weight, γ (pcf)	Design Groundwater Depth below Existing Grade (feet)	Ultimate Coefficient of Friction, μ
29	115	15	0.35

Table 6.1.2 provides the values for net allowable bearing pressures against general shear failure based on a safety factor of 3 for strip and spread footings that bear on select fill placed in accordance with Section 7 of this report. We estimate total footing settlement should not exceed 1-inch based on the allowable bearing pressures provided in Table 6.1.2.

Table 6.1.2 – Allowable Bearing Pressures for Shallow Foundations

Footing Type	Footing Width (feet)	Footing Depth (feet)	Allowable Bearing Pressure (psf)
Continuous Footing	1.5	1.5	1,400
Spread Footing	2.0	2.0	2,300
Spread Footing	3.0	2.0	2,500

Proper drainage must be maintained during construction and throughout the life of the structures to provide improved shallow foundation performance. Other design and construction recommendations as outlined in the ACI design manual should be followed.

6.2 Slab-On-Grade Foundation for Shade Structure

A floating slab-on-grade is structurally independent of the spread footings. This option is also viable for the proposed shade structure. The slab-on-grade can be supported on properly prepared subgrade in accordance with Section 7.1 of this report. A properly prepared subgrade should provide a modulus of subgrade reaction, K_1, of about 100 psi/inch, where K_1 corresponds to modulus of subgrade reaction corresponds to a 1-ft x 1-ft plate.

For square footing on cohesionless soil subgrade, the subgrade modulus value may be modified for various foundation widths based upon the following equation:

$$K_s = K_1\left[\frac{B+1}{2B}\right]^2$$

Where:

K_s = adjusted modulus of subgrade reaction based on actual footing width;
K_1 = modulus of subgrade reaction corresponds to a 1-ft x 1-ft plate;
B = footing width (in feet)

For square footing on cohesive soil subgrade, the subgrade modulus value may be modified for various foundation widths based upon the following equation:

$$K_s = K_1\left[\frac{1}{B}\right]$$

Where:

K_s = adjusted modulus of subgrade reaction based on actual footing width;
K_1 = modulus of subgrade reaction corresponds to a 1-ft x 1-ft plate;
B = footing width (in feet)

We recommend an optional crushed stone layer of four (4) inches in thickness immediately below the floor slab. The crushed stone should meet TxDOT Item 247, Grade 3. The crushed stone will provide increased support, assist in reducing differential floor settlements, and provide uniform friction across the bottom of the slab. Most importantly, the crushed stone allows truck traffic during construction without rutting. The design team may choose to avoid the crushed stone layer. With this option, we recommend using a pump to place concrete. Using a pump avoids truck traffic on the finished subgrade.

Based on our experience of similar projects, we provide the following guidelines for concrete floor slab design and construction. The concrete specifications should require a low water/cement ratio and the concrete should be placed with a relatively dry slump. Control joints should be constructed while the concrete is relatively green, before it shrinks. Spacing for control joints should be 15 to 20 feet to control shrinkage cracks.

In order to improve aesthetics by reducing shrinkage cracks and irregular surface textures, BEYOND also recommends the following: the ready-mix concrete should arrive at the target slump and the contractor should not be allowed to add water to the mixture. Water sprayed onto the slab during 'bull floating' must be minimal; otherwise, alligator cracking of the surface may develop. If vapor barriers are used, the designer should also consider adding a thin sand cushion on top of the vapor barrier. This bedding sand allows the concrete to cure evenly from top to bottom. Other design and construction recommendations as outlined in the ACI design manual should be followed.

6.3 Seismic Parameters

The following seismic parameters are based on ASCE 7-16 and a Site Class D for this project site. The Mapped Spectral Response Acceleration for the 1 second (S_1) and short periods (S_S) were obtained using the web-based application program *ASCE Hazard Tool.* Table 6.3.1 summarizes recommended seismic parameters to be used in the design:

Table 6.3.1 Recommended Seismic Parameters

Parameter	Calculated Value
S_S – Mapped Spectral Response Acceleration at Short Period (0.2-Second)	0.144 g
S_1 – Mapped Spectral Response Acceleration at 1-Second Period	0.047 g
F_a (Site Coefficient) – Site Class D	1.6
F_v (Site Coefficient) – Site Class D	2.4

Note: Seismic Parameters were obtained from https://ascehazardtool.org/

7.0 FOUNDATION CONSTRUCTION CRITERIA

In this section, we provide various specifications and construction recommendations to allow earthwork to meet the intent of the geotechnical parameters provided in Section 6. We recommend that BEYOND be retained to provide verification testing services during construction. This allows us to verify that construction of foundation items are in compliance with our recommendations.

7.1 Site Preparation

Prior to construction, the contractor should establish proper and positive drainage to maintain a relatively dry condition at the proposed construction site. This will be important if any work is attempted during prolonged rainfall periods. Water ponding in construction areas should be avoided.

Winter weather conditions can also impact the construction process. Newly placed fill should not be placed on frozen subgrade and frozen material should not be used for fill.

Site preparation should begin by removing surface debris, vegetation, organic topsoil, and major root systems, if any. Compact resulting subgrade and verify stability using a proof-roll test. Conduct a proof-roll tests using a loaded dump truck or loaded double-axle water truck with a minimum weight of 20 tons. Passing proof-roll tests must show less than ½-inch deflection and no area pumping. Any soft spots or areas that exhibit pumping should be excavated and re-compacted to a minimum compaction of 98% of the maximum dry density as determined by ASTM D698 and moisture conditioned within +/- 2% of optimum moisture content.

The base of each foundation excavation should be observed by the geotechnical engineer or a qualified representative prior to foundation installation.

7.2 Soil Remediation

Under the building footprint, a minimum of 3 feet of native subgrade soils should be removed and replaced with imported select fill material free of gypsum as specified in Section 7.3. The removal of the native subgrade soil should extend at a minimum 5 feet beyond the building footprint. Prior to placing any fill, conduct proof-roll tests using a loaded dump truck or loaded double-axle water truck with a minimum weight of 20 tons. Passing proof-roll tests must show less than ½-inch deflection and no area pumping. Any soft spots or areas that exhibit pumping should be excavated and re-compacted to a minimum compaction of 98% of the maximum dry density as determined by ASTM D698 and moisture conditioned within +/- 2% of optimum moisture content for cohesive soils or moisture conditioned within +/- 3% of optimum moisture content for cohesionless soils. Replace native stockpiled subgrade materials in compacted lifts. If additional material is needed to complete the earthen pad, use select fill materials meeting the requirements in Section 7.3 of this report.

The base of each foundation excavation should be observed by the geotechnical engineer or a qualified representative prior to foundation installation.

7.3 Select Fill Below Foundation and Floor Slab

Select non-expansive fill material placed within foundation and floor slab areas should be imported, free of gypsum and meet one of the following soil classifications: SC-SM, SM, SC, CL, GC or GW-GC. In addition, select fill shall possess a plasticity index, PI of less than 18 and shall not possess particle sizes greater than 3-inches. Native soils at the project site are not suitable to be used as select fill due to the very high sulphate and chloride content and the select fill material should be imported from outside sources and tested showing no gypsum before imported to the site. In addition, select fill within min. 12 inches of any structural concrete or concrete pavement should be tested to have low sulfate concentration of 1000 ppm or less, low chloride concentration of 100 ppm or less, unless the concrete is designed to have sufficient protection for sulfate exposure.

Select fill below the foundation should be placed in loose lifts not exceeding 9-inches. In order to reduce potential settlement, BEYOND recommends the following:

- BEYOND recommends compacting the materials to a minimum compaction of 98% of the maximum dry density as determined by ASTM D698.

- Materials shall be moisture conditioned within +/- 2% of optimum moisture content for cohesive soils or moisture conditioned within +/- 3% of optimum moisture content for cohesionless soils.

- Compacted backfill density should be verified by nuclear density tests, with at least one test per 2,500 square feet for each lift under buildings and one test per 5,000 square feet in other areas.

7.4 Shallow Foundation Construction

The following construction criteria and general guidance should be observed during shallow foundation construction:

1. Remove loose soils from footing excavations. Do not allow loose, excavated soils from the footings to be spread out within the building pad. These loose soils will cause differential settlements.

2. Excavations for footings should be accomplished with a smooth-mouthed bucket. If a toothed bucket is used, excavation with this bucket should be terminated a few inches above final grade and the excavation completed with a smooth-mouthed bucket or by manual labor. Debris or loose material in the bottom of the excavation should be re-compacted or removed prior to placing concrete. This is especially important along footing excavations.

3. The foundation excavation should be sloped sufficiently to create internal sumps for runoff collection and removal. Foundation excavations subject to rainfall and possible deterioration from accumulated water should be protected using a protective “mud-slab” (concrete). If surface runoff water or groundwater seepage accumulates at the bottom of the foundation excavation, it should be collected and removed and not allowed to adversely affect the quality of the bearing surface.

4. The foundation excavations should be checked for size and cleaned of loose material and debris prior to the placement of reinforcing steel. Precautions should be taken during the placement of reinforcement and concrete to prevent the loose excavated material from falling into the excavation.

5. Prior to the placement of concrete, any water must be removed from the foundation excavation.

6. Prompt placement of concrete in the excavation as it is completed, cleaned, and observed is strongly recommended.

7.5 Open Excavations

Temporary construction slopes and/or permanent embankment slopes should be protected from surface runoff water. Site grading should be designed to allow drainage at planned areas where erosion protection is provided, instead of allowing surface water to flow down unprotected slopes. Surcharge loads, either static or dynamic, should not be applied to an excavation slope. Construction equipment should be prevented from traveling along or near the top of the excavation slope. Monitoring of temporary slopes, trenches, and dewatering during construction should be undertaken by the contractor to detect early warnings of movement within slopes, structures, pavements, etc.

In all cases of excavations in soils, sloped excavations and trench shields are required for excavations greater than four feet in depth. The contractor's "Competent Person" (as defined by OSHA) must inspect each trench to determine the type of bench or slope that is actually required. With all excavations, only a "competent person" shall determine whether sloped, benched, or trench shields can be used. OSHA and applicable state and local standards should be observed and followed. Site safety is the responsibility of the contractor.

7.6 Drainage

Proper drainage should be provided away from the foundation elements during all phases of construction and post-construction grading. Proper drainage is essential to the long-term stability of the structure. Ponding of water near the foundation elements from improper drainage should not be permitted. Downspouts should use splash blocks that divert water away from the foundation. Planters near buildings should be lined and should not allow saturation of soils near the foundation.

8.0 PAVEMENTS

The proposed pavement sections presented here are calculated based solely on engineering structural parameters. Construction cost is not included in this analysis. Daily traffic volume or 18-kips Equivalent Single-Axle Loads (ESAL's) for the proposed pavement was not available during preparation of this report. We anticipate traffic will mostly consist of passenger cars, pick-up trucks, and occasional heavy trucks. For our analysis, we estimated that the proposed pavement will require approximately 50,000 ESAL's for a pavement design life of 20 years.

8.1 Design Recommendations for Pavements

BEYOND calculated pavement section options in accordance with the *AASHTO Guide for Design of Pavement Structures 1993*. For pavement analysis we assumed the following parameters:

- Design life: 20 years;
- Reliability: 85% (Flexible) or 90% (Rigid);
- Overall Standard Deviation: 0.45 (Flexible) or 0.35 (Rigid);
- Initial Serviceability: 4.2 (Flexible) or 4.5 (Rigid);
- Terminal Serviceability: 2.0 (Flexible) or 2.5 (Rigid);
- Assumed CBR-value: 4
- Design Resilient Modulus (psi): 6,200
- Asphaltic Concrete: Layer structural coefficient of 0.44, and a drainage coefficient of 1.0; and
- Aggregate Base Course: Layer structural coefficient of 0.14, drainage coefficient of 1.0;
- Load Transfer Coefficient (J-Factor): 3.8; and
- Concrete compressive strength: 4,000 psi (sulfate resistant).

Table 8.1.1 presents our pavement sections based on our assumed design parameters.

Table 8.1.1 Recommended Pavement Section

ESALs	Option	Structural Number	Concrete Thickness (inches)	HMAC Thickness (inches)	Aggregate Base Course Thickness (inches)
50,000	HMAC	2.00	--	3.0	8.0
	PCC	--	5.0	--	--

Notes: HMAC = Hot-Mix Asphalt Concrete; PCC = Portland Cement Concrete.

BEYOND recommends using a heavy-duty section of rigid (concrete) paving for heavily loaded areas, such as the area in front of dumpsters, and at driveway entrances. For such areas, we recommend the concrete pavement to be minimum 6.0-inch thick with reinforced joints and rebar reinforcement (not wire mesh). Additionally, transverse and longitudinal contraction joints (induced joints) should be spaced at intervals not exceeding 12 feet. For the proposed fire lane, heavy-duty concrete pavement section should be used.

8.2 Material Specifications

The pavement should be specified, constructed, and tested to meet the following requirements:

1. *Natural Subgrade* – Remove all vegetation and construction debris. Scarify the resulting subgrade to at least 12 inches, moisture condition and compact to a minimum of 98% of the maximum density per ASTM D698 and moisture conditioned within +/- 2% of optimum moisture content for cohesive soils or moisture conditioned within +/- 3% of optimum moisture content for cohesionless soils. The compacted surface shall be proof-rolled using a loaded tandem-axle dump truck or water truck of 20 tons or heavier. Passing proof-roll tests must show less than 1-inch deflection and no area pumping. Soft spots or areas exhibiting pumping should be excavated and re-compacted. Use select fill placed in accordance with Section 7.3 to reach final target site grade.
2. *Crushed Limestone Base Material (Flexible Base)* - Crushed rock as per Texas Department of Transportation, Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges (2024), Item 247, **Grade 2** or better. The material should be compacted to a minimum of **95%** of the maximum density as per **ASTM D1557**.
3. *Portland Cement Concrete* - BEYOND recommends using a TxDOT **Class P** concrete mix design, or similar.
4. *HMAC* – **Type D** Hot Mix Asphaltic Concrete surface course. This material should meet TxDOT Item 341 specifications.
5. *Prime Coat* – Texas Department of Transportation Item 310.

9.0 LIMITATIONS

Recommendations contained in this report are based on our field observations and subsurface explorations, limited laboratory tests, and our present knowledge of the proposed construction. It

is possible that soil conditions will vary between or beyond the points explored. If soil conditions are encountered that differ from those described herein, we should be notified immediately. If the scope of the proposed design or construction changes from that described in this report, our data should also be reviewed.

We prepared this report in substantial compliance with the generally accepted geotechnical engineering practice, as it exists in the area at the time of our study. No warranty is expressed or implied. The recommendations provided in this report are based on the assumption that BEYOND will conduct an adequate program of tests and observations during the construction phase in order to evaluate compliance with our recommendations.

This report may be used only by the client, their design team, and only for the purposes stated, within three years from its issuance. Land use, site conditions (both on site and off site) or other factors may change over time, and additional work may be required with the passage of time. Any party other than the client who wishes to use this Report shall notify BEYOND of such intended use. Based on the intended use of the report, BEYOND may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the client or anyone else will release BEYOND from any liability resulting from the use of this report by any unauthorized party.

This is a geotechnical engineering report and is not intended to provide information about possible contaminated soils or the locations of any abandoned underground storage tanks. The owner should consult with an environmental specialist to determine whether this site is suitable from an environmental perspective.

Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the authors of this report, are only mentioned in the given standard; they are not incorporated into it or "included by reference," as that latter term is used relative to contracts or other matters of law**.**

APPENDIX A
MAPS

APPENDIX A.1
PROJECT SITE LOCATION MAP

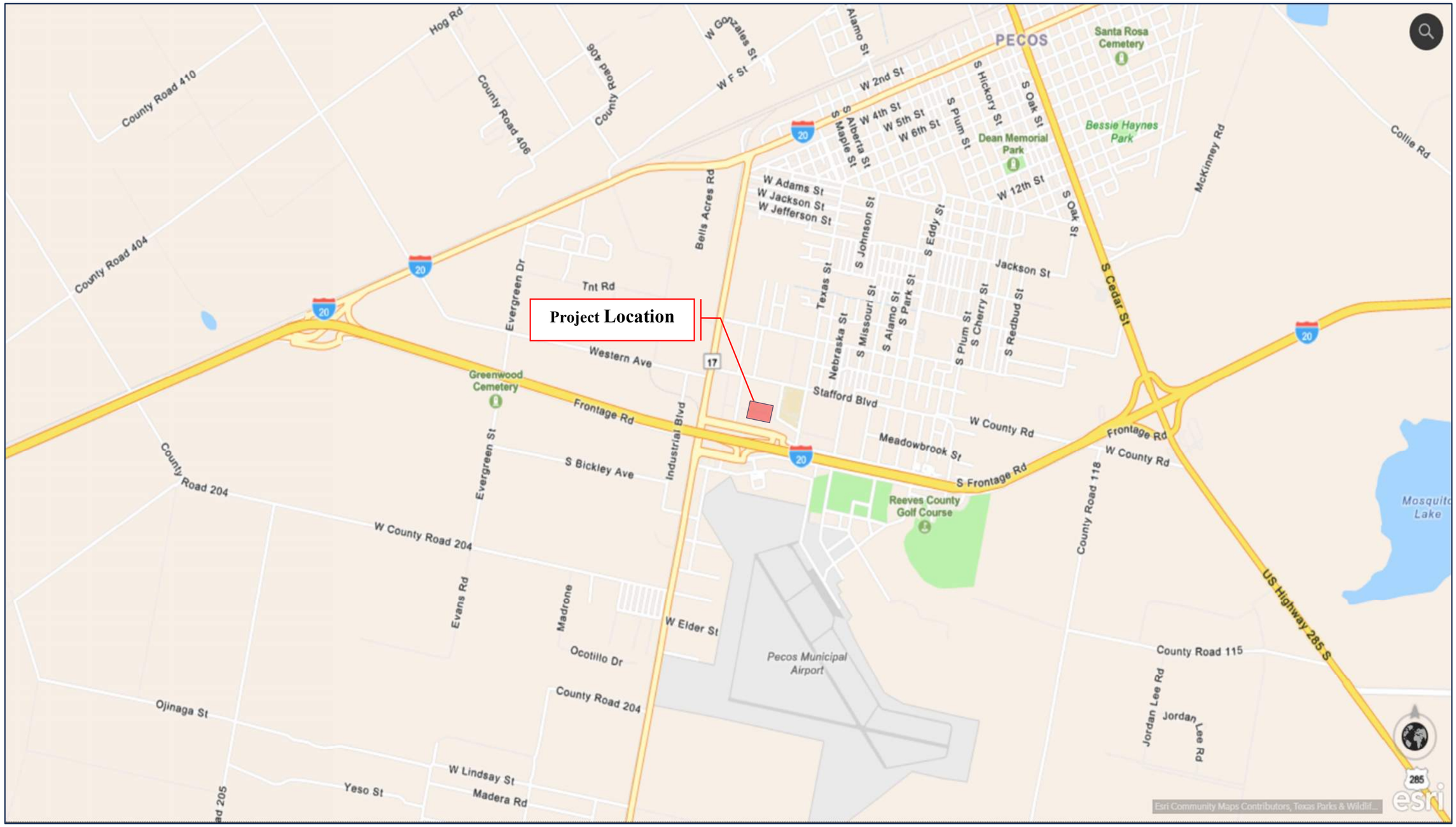
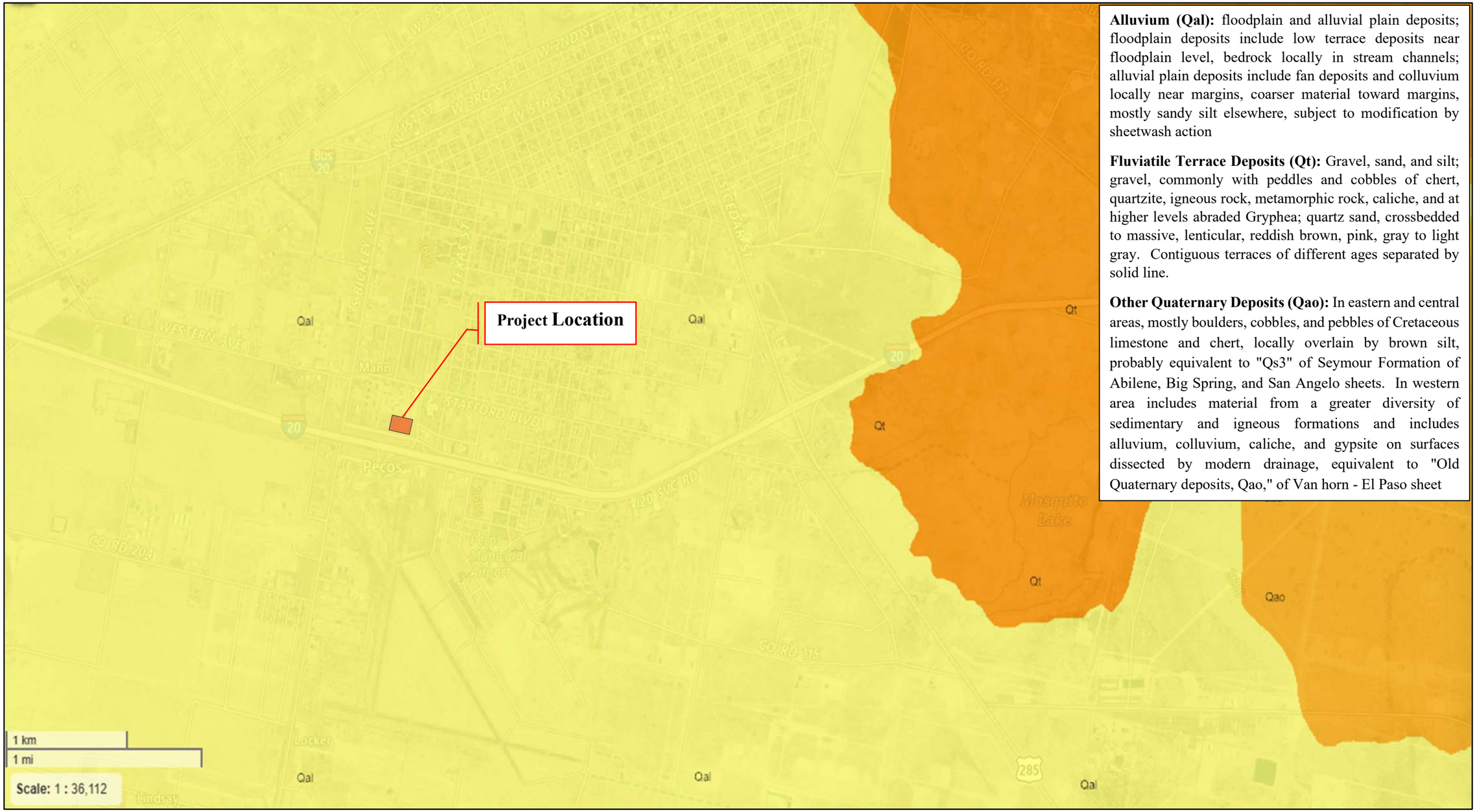


Figure A.1 – Project Site Location Map

APPENDIX A.2
BOREHOLE LOCATIONS MAPS

Figure A.2 – Borehole Locations Map

APPENDIX A.3
SITE VICINITY GEOLOGIC MAP



Alluvium (Qal): floodplain and alluvial plain deposits; floodplain deposits include low terrace deposits near floodplain level, bedrock locally in stream channels; alluvial plain deposits include fan deposits and colluvium locally near margins, coarser material toward margins, mostly sandy silt elsewhere, subject to modification by sheetwash action

Fluviatile Terrace Deposits (Qt): Gravel, sand, and silt; gravel, commonly with peddles and cobbles of chert, quartzite, igneous rock, metamorphic rock, caliche, and at higher levels abraded Gryphea; quartz sand, crossbedded to massive, lenticular, reddish brown, pink, gray to light gray. Contiguous terraces of different ages separated by solid line.

Other Quaternary Deposits (Qao): In eastern and central areas, mostly boulders, cobbles, and pebbles of Cretaceous limestone and chert, locally overlain by brown silt, probably equivalent to "Qs3" of Seymour Formation of Abilene, Big Spring, and San Angelo sheets. In western area includes material from a greater diversity of sedimentary and igneous formations and includes alluvium, colluvium, caliche, and gypsite on surfaces dissected by modern drainage, equivalent to "Old Quaternary deposits, Qao," of Van horn - El Paso sheet

Figure A.3 – Site Vicinity Geologic Map Based of Geologic Atlas of Texas, Pecos Sheet

Source: *https://webapps.usgs.gov/txgeology*

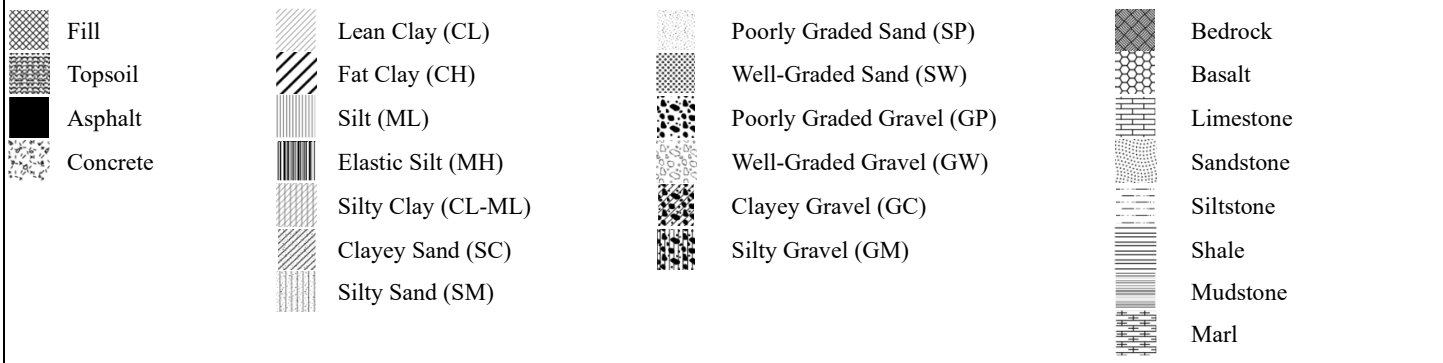
APPENDIX B
FIELD EXPLORATION

APPENDIX B.1
KEY TO TERMS

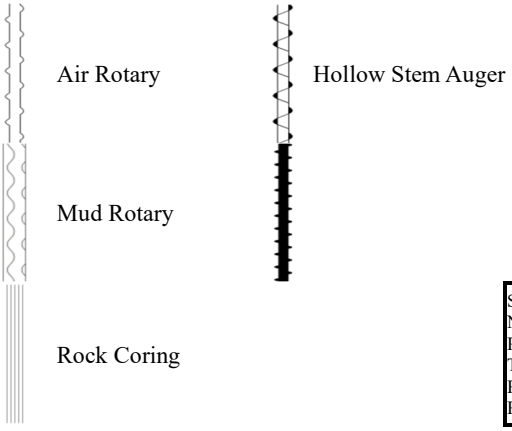
BEYOND Engineering & Testing

LOG OF BORING KEY

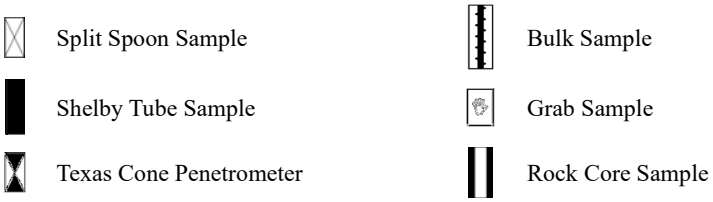
TYPICAL MATERIAL SYMBOLS (USCS CLASSIFICATION)



DRILLING METHOD SYMBOLS



SAMPLING METHOD SYMBOLS



- TESTING SYMBOL DEFINITION -

S – STANDARD PENETRATION TEST RESISTANCE
N – SPT N-VALUE (BLOWS FROM 6 TO 18 INCHES)
PP – POCKET PENETROMETER RESISTANCE
TxC – TXDOT CONE PENETRATION RESISTANCE
REC – ROCK CORE RECOVERY
RQD – ROCK QUALITY DESIGNATION

- COMPRESSIVE TEST ABBREVIATIONS -

UC – UNCONFINED / UNIAXIAL COMPRESSIVE STRENGTH TEST

UU – UNCONSOLIDATED UNDRAINED TRIAXIAL COMPRESSION TEST

SOIL CHARACTERISTICS

Soil Consistency, Cohesive Soils – Clay and Silt		
Consistency (Cohesive)	**Uncorrected SPT N-values**	**Unconfined Compressive Strength, q_u (tsf)***
Very soft	< 2	< 0.25
Soft	2 – 4	0.25 – 0.50
Medium Stiff	5 – 8	0.50 – 1.0
Stiff	9 – 15	1.0 – 2.0
Very stiff	16 – 30	2.0 – 4.0
Hard	31 – 60	> 4.0
Very hard	> 60	

*Pocket Penetrometer and unconfined compression tests yield q_u, within clay.

Soil Density, Cohesionless Soils – Sand and Gravel	
Relative Density/Density (Cohesionless)	**Uncorrected SPT N-values**
Very loose	< 4
Loose	4 – 10
Medium Dense	11 – 30
Dense	31 – 50
Very dense	> 50

Soil Structure
Calcareous..... Containing calcium carbonate
Slickensided.. The presence of planes of weakness having a slick and glossy appearance
Interbedded…. Alternating layers of varying materials

BEDROCK CHARACTERISTICS

Hardness	Field Identification
Very hard	Rock will scratch knife. Core requires many blows of hammer to fracture or chip. Hammer rebounds after impact.
Hard	Rock can be scratched with knife blade or pick with difficulty.
Moderate Hard	Cannot scratch with fingernail but can be peeled with knife. Fracturing with single blow of hammer.
Soft	Rock can be scratched with fingernail or knife. Crumbles under firm blow with hammer. Grains from sandstones and mudstones/shales can be rubbed off with fingers.
Very Soft	Can be indented with fingers or crushed with fingers. Can be excavated easily with point of geologic hammer.

Weathering	Description
Fresh	No visible sign of rock material weathering; slight discoloration on major discontinuity surfaces is possible.
Slightly weathered	Discoloration indicates weathering of rock material and discontinuity surfaces. All rock material may be discolored by weathering and the external surface may be somewhat weaker than in its fresh condition.
Moderately weathered	Less than half of the rock material is decomposed and/or disintegrated to a soil. Fresh or discolored rock is present either as a discontinuous framework or as corestones. A minimum 2 in. diameter sample cannot be broken readily by hand across the rock fabric
Highly weathered	More than half of the rock is decomposed and/or disintegrated to soil. Fresh or discolored rock is present either as a discontinuous framework or as corestones. A minimum 2 in. diameter sample can be broken readily by hand across the rock fabric
Completely weathered	All rock material is decomposed and/or disintegrated to soil. The original mass structure is largely still intact. Material can by granulated by hand.
Residual soil	All rock material is converted to soil. Material can be easily broken apart by hand

Version number:
Beyond Standard v.1.2 (10/28/2025)

APPENDIX B.2
LOGS OF BORING

Borehole No.: B-1

Client: Reeves Regional Health	Project: Regional Health Clinic
Location: Pecos, Texas	Project Number: GT2512060
Date Started: 01/15/2026	Date Completed: 01/15/2026

Logged By	Jacob Chadwick
Driller	Bill Holloway
Latitude, Longitude	31.400278, -103.516225
Surface Elevation	0.00'
During Drilling	N.E.
After Drilling	N.E.

SYMBOL	elev / depth (ft)	FIELD DATA: DRILLING METHOD	FIELD DATA: SAMPLE GRAPHIC	FIELD DATA: S: BLOW COUNTS N: BLOWS/FT PP: TONS/SQ FT TxC: BLOW COUNTS REC: % RQD: %	LABORATORY RESULTS: MOISTURE CONTENT (%)	PASSING #200 (%)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	DRY DENSITY (PCF)	COMPRESSIVE STRENGTH (TSF)	% STRAIN	CONFINING PRESSURE (PSI)	MATERIAL DESCRIPTION	Depth (ft)
														TOPSOIL, 5.5 in.	
				S = 5-5-6 N = 11	16.8									SILT (ML), trace sand, brown to light brown, stiff to hard, moist, trace calcareous deposits, trace gypsum.	
				S = 8-11-20 N = 31	27.7	98.2	45	28	17						
				S = 10-17-30 N = 47										LEAN CLAY (CL), trace sand, light brown, hard, moist	
	5														5
				S = 14-24-30 N = 54	22.0	88.0	37	24	13						
				S = 13-22-30 N = 52										SILT (ML), trace sand, light brown, hard, moist	
	10														10
				S = 16-17-20 N = 37	27.1										
	15														15
				S = 13-18-39 N = 57											
	20													Boring terminated at 20'	20

Notes: GPS Coordinates obtained by handheld device.

Borehole No.: B-2

Client: Reeves Regional Health	Project: Regional Health Clinic
Location: Pecos, Texas	Project Number: GT2512060
Date Started: 01/15/2026	Date Completed: 01/15/2026

Logged By	Jacob Chadwick
Driller	Bill Holloway
Latitude, Longitude	31.400229, -103.515971
Surface Elevation	0.00'
During Drilling	17'
After Drilling	16.5'

SYMBOL	elev / depth (ft)	FIELD DATA: DRILLING METHOD	FIELD DATA: SAMPLE GRAPHIC	FIELD DATA: S: BLOW COUNTS N: BLOWS/FT PP: TONS/SQ FT TxC: BLOW COUNTS REC: % RQD: %	LABORATORY RESULTS: MOISTURE CONTENT (%)	LABORATORY RESULTS: PASSING #200 (%)	LABORATORY RESULTS: LIQUID LIMIT	LABORATORY RESULTS: PLASTIC LIMIT	LABORATORY RESULTS: PLASTICITY INDEX	LABORATORY RESULTS: DRY DENSITY (PCF)	LABORATORY RESULTS: COMPRESSIVE STRENGTH (TSF)	LABORATORY RESULTS: % STRAIN	LABORATORY RESULTS: CONFINING PRESSURE (PSI)	MATERIAL DESCRIPTION	Depth (ft)
	0			S = 5-5-6 N = 11										TOPSOIL, 4.5 in.	0
				S = 8-10-13 N = 23	27.7									SILT (ML), trace sand, dark brown, stiff to hard, moist, trace calcareous deposits, trace gypsum.	
				S = 9-18-30 N = 48	26.1	97.0	42	25	17					LEAN CLAY (CL), trace sand, light brown, hard, moist	
	5			S = 7-13-23 N = 36											5
				S = 14-22-30 N = 52	23.6	93.9	37	27	10					SILT (ML), light brown, stiff to hard, moist to wet, trace calcareous deposits.	
	10														10
				S = 15-21-26 N = 47	37.0										
	15														15
				S = 10-7-6 N = 13											
	20													Boring terminated at 20'	20

Notes: GPS Coordinates obtained by handheld device.

Borehole No.: B-3

Client: Reeves Regional Health	Project: Regional Health Clinic
Location: Pecos, Texas	Project Number: GT2512060
Date Started: 01/15/2026	Date Completed: 01/15/2026

Logged By	Jacob Chadwick
Driller	Bill Holloway
Latitude, Longitude	31.399840, -103.515912
Surface Elevation	0.00'
During Drilling	N.E.
After Drilling	N.E.

SYMBOL	elev / depth (ft)	FIELD DATA: DRILLING METHOD	FIELD DATA: SAMPLE GRAPHIC	FIELD DATA: S: BLOW COUNTS N: BLOWS/FT PP: TONS/SQ FT TxC: BLOW COUNTS REC: % RQD: %	LABORATORY RESULTS: MOISTURE CONTENT (%)	PASSING #200 (%)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	DRY DENSITY (PCF)	COMPRESSIVE STRENGTH (TSF)	% STRAIN	CONFINING PRESSURE (PSI)	MATERIAL DESCRIPTION	Depth (ft)
														TOPSOIL, 5.5 in.	
				S = 2-4-5 N = 9										SILT (ML), with sand, dark brown, stiff to hard, moist, trace calcareous deposits, trace gypsum.	
				S = 7-10-13 N = 23										- color changed to light brown.	
				S = 13-26-26 N = 52	22.1	78.4	39	27	12						
	5														5
				S = 15-23-26 N = 49	21.9										
				S = 10-18-25 N = 43											
	10														10
				S = 15-31-17 N = 48	22.5	83.8	28	26	2						
	15														15
				S = 7-5-8 N = 13											
	20													Boring terminated at 20'	20

Notes: GPS Coordinates obtained by handheld device.

Borehole No.: B-4

Client: Reeves Regional Health	Project: Regional Health Clinic
Location: Pecos, Texas	Project Number: GT2512060
Date Started: 01/15/2026	Date Completed: 01/15/2026

Logged By	Jacob Chadwick
Driller	Bill Holloway
Latitude, Longitude	31.399894, -103.516163
Surface Elevation	0.00'
During Drilling	N.E.
After Drilling	N.E.

SYMBOL	elev / depth (ft)	FIELD DATA: DRILLING METHOD	FIELD DATA: SAMPLE GRAPHIC	FIELD DATA: S: BLOW COUNTS N: BLOWS/FT PP: TONS/SQ FT TxC: BLOW COUNTS REC: % RQD: %	LABORATORY RESULTS: MOISTURE CONTENT (%)	LABORATORY RESULTS: PASSING #200 (%)	LABORATORY RESULTS: LIQUID LIMIT	LABORATORY RESULTS: PLASTIC LIMIT	LABORATORY RESULTS: PLASTICITY INDEX	LABORATORY RESULTS: DRY DENSITY (PCF)	LABORATORY RESULTS: COMPRESSIVE STRENGTH (TSF)	LABORATORY RESULTS: % STRAIN	LABORATORY RESULTS: CONFINING PRESSURE (PSI)	MATERIAL DESCRIPTION	Depth (ft)
														TOPSOIL, 5.25 in.	
				S = 7-5-4 N = 9	14.9	85.8	35	18	17					LEAN CLAY (CL), trace sand and gravel, dark brown to light brown, hard, moist, trace calcareous deposits.	
				S = 7-8-13 N = 21											
				S = 8-13-22 N = 35	23.9	94.4	40	31	9					SILT (ML), trace sand, light brown, hard, moist, trace gypsum	
	5														5
				S = 16-21-23 N = 44											
				S = 12-22-24 N = 46	21.9	93.5									
	10														10
				S = 17-29-23 N = 52	23.0										
	15														15
				S = 3-5-11 N = 16											
	20													Boring terminated at 20'	20

Notes: GPS Coordinates obtained by handheld device.

Borehole No.: P-1

Client: Reeves Regional Health	Project: Regional Health Clinic
Location: Pecos, Texas	Project Number: GT2512060
Date Started: 01/16/2026	Date Completed: 01/16/2026

Logged By	Jacob Chadwick
Driller	Bill Holloway
Latitude, Longitude	31.400437, -103.516532
Surface Elevation	0.00'
During Drilling	N.E.
After Drilling	N.E.

SYMBOL	elev / depth (ft)	FIELD DATA: DRILLING METHOD	FIELD DATA: SAMPLE GRAPHIC	FIELD DATA: S: BLOW COUNTS N: BLOWS/FT PP: TONS/SQ FT TxC: BLOW COUNTS REC: % RQD: %	LABORATORY RESULTS: MOISTURE CONTENT (%)	PASSING #200 (%)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	DRY DENSITY (PCF)	COMPRESSIVE STRENGTH (TSF)	% STRAIN	CONFINING PRESSURE (PSI)	MATERIAL DESCRIPTION	Depth (ft)
														TOPSOIL, 5.0 in.	
				S = 6-8-6 N = 14	14.6	80.3	30	17	13					LEAN CLAY (CL), with gravel, trace sand, light brown, stiff, moist, trace calcareous deposits.	
				S = 9-11-20 N = 31										SILT (ML), trace sand, light brown, hard, moist, trace gypsum	
	5			S = 13-22-23 N = 45	25.4										5
				S = 11-20-23 N = 43											
				S = 11-14-17 N = 31											
	10													End of boring at 10'	10

Notes: GPS Coordinates obtained by handheld device.

Borehole No.: P-2

Client: Reeves Regional Health	Project: Regional Health Clinic
Location: Pecos, Texas	Project Number: GT2512060
Date Started: 01/16/2026	Date Completed: 01/16/2026

Logged By	Jacob Chadwick
Driller	Bill Holloway
Latitude, Longitude	31.399720, -103.515643
Surface Elevation	0.00'
During Drilling	N.E.
After Drilling	N.E.

SYMBOL	elev / depth (ft)	FIELD DATA: DRILLING METHOD	FIELD DATA: SAMPLE GRAPHIC	FIELD DATA: S: BLOW COUNTS N: BLOWS/FT PP: TONS/SQ FT TxC: BLOW COUNTS REC: % RQD: %	LABORATORY RESULTS: MOISTURE CONTENT (%)	LABORATORY RESULTS: PASSING #200 (%)	LABORATORY RESULTS: LIQUID LIMIT	LABORATORY RESULTS: PLASTIC LIMIT	LABORATORY RESULTS: PLASTICITY INDEX	LABORATORY RESULTS: DRY DENSITY (PCF)	LABORATORY RESULTS: COMPRESSIVE STRENGTH (TSF)	LABORATORY RESULTS: % STRAIN	LABORATORY RESULTS: CONFINING PRESSURE (PSI)	MATERIAL DESCRIPTION	Depth (ft)
														TOPSOIL, 5.0 in.	
				S = 5-6-6 N = 12										LEAN CLAY (CL), with gravel, trace sand, light brown, hard, moist, trace calcareous deposits.	
				S = 8-12-14 N = 26	27.9	98.5	43	30	13					SILT (ML), trace sand, light brown, hard, moist, trace gypsum.	
	5			S = 9-21-30 N = 51											5
				S = 8-22-27 N = 49											
				S = 12-18-18 N = 36	26.6										
	10													End of boring at 10'	10

Notes: GPS Coordinates obtained by handheld device.

APPENDIX C
LABORATORY TEST RESULTS

APPENDIX C.1
SUMMARY OF LABORATORY TEST RESULTS

SUMMARY OF LABORATORY RESULTS

Beyond Engineering and Testing, LLC
3011-B south county Road 1260
Midland, TX 79706
Telephone: 432.561.5780
www.BeyondET.com

CLIENT: Reeves Regional Health
PROJECT: Reeves County Regional Health Clinic
LOCATION: Pecos, Texas
NUMBER: GT2512060

Location	Depth (ft)	USCS	Water Content (%)	< No. 200	LL	PL	PI	Chlorides (mg/Kg)	Sulfates (mg/Kg)
B-1	0.5	ML	16.8	-	-	-	-	-	-
B-1	2.0	ML	27.7	98.2	45	28	17	-	-
B-1	6.0	CL	22.0	88.0	37	24	13	-	-
B-1	13.5	ML	27.1	-	-	-	-	-	-
B-2	2.0	ML	27.7	-	-	-	-	3030.0	16700.0
B-2	4.0	CL	26.1	97.0	42	25	17	-	-
B-2	8.5	ML	23.6	93.9	37	27	10	-	-
B-2	13.5	ML	37.0	-	-	-	-	-	-
B-3	0.0	ML	-	-	-	-	-	3430.0	19400.0
B-3	4.0	ML	22.1	78.4	39	27	12	-	-
B-3	6.0	ML	21.9	-	-	-	-	-	-
B-3	13.5	ML	22.5	83.8	28	26	2	-	-
B-4	0.5	CL	14.9	85.8	35	18	17	-	-
B-4	4.0	ML	23.9	94.4	40	31	9	-	-
B-4	8.5	ML	21.9	93.5	-	-	-	-	-
B-4	13.5	ML	23.0	-	-	-	-	-	-
P-1	0.0	CL	14.6	80.3	30	17	13	-	-
P-1	4.0	ML	25.4	-	-	-	-	1360.0	15200.0
P-2	2.0	ML	27.9	98.5	43	30	13	-	-
P-2	8.5	ML	26.6	-	-	-	-	-	-

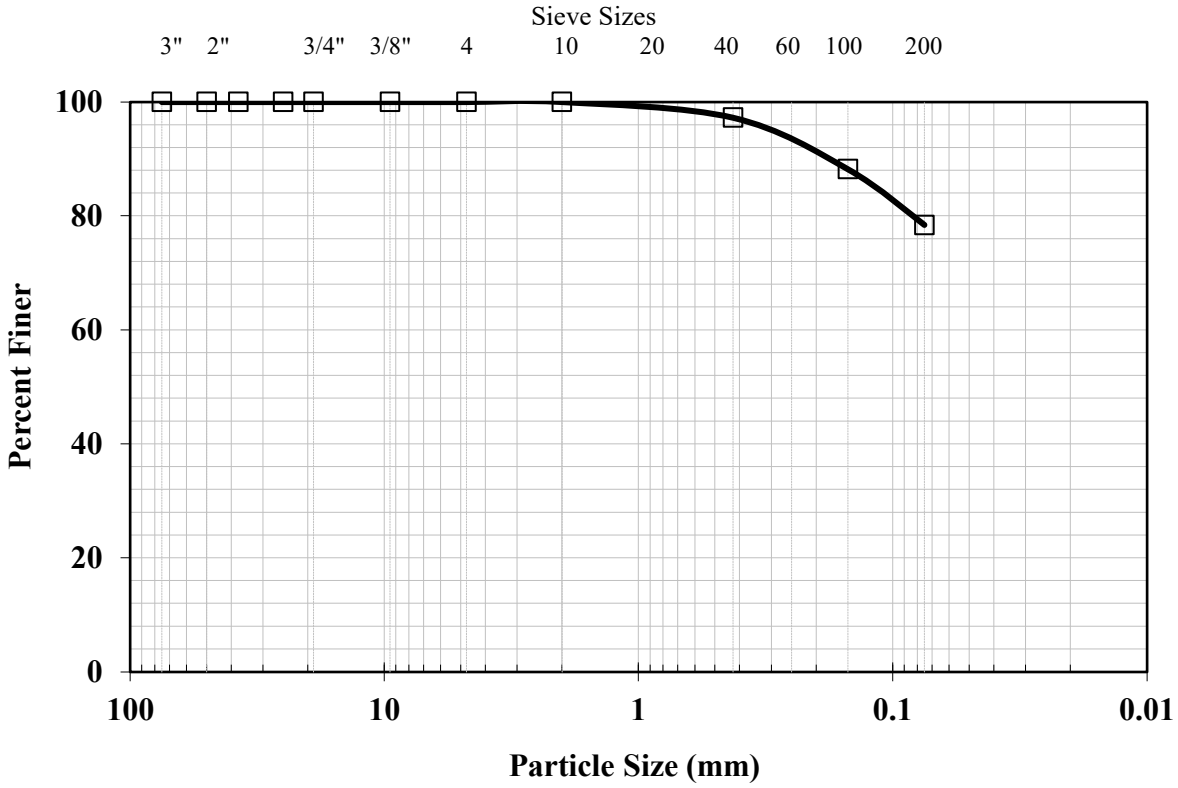
APPENDIX C.2
GRAIN SIZE DISTRIBUTION
ANALYSIS RESULTS – ASTM-D6913

Beyond Engineering & Testing, LLC
3011-B Sounth County Road 1260
Midland, TX 79706
(432) 561-5780

Particle Size Analysis for Soils

Project: Reeves Regional Health Clinic
Sample: B-3 at 4-5.5 ft

Project No.: GT2512060
Test Method: ASTM D6913
Test Date: 01/29/26



Sieve Analysis	
Sieve Size	Percentage Passing (%)
3 in.	100.0
2 in.	100.0
1.5 in.	100.0
1 in.	100.0
3/4 in.	100.0
3/8 in.	100.0
No. 4 (4.75 mm)	100.0
No. 10 (2.0 mm)	100.0
No. 40 (425 µm)	97.3
No. 100 (150 µm)	88.2
No. 200 (75 µm)	78.4

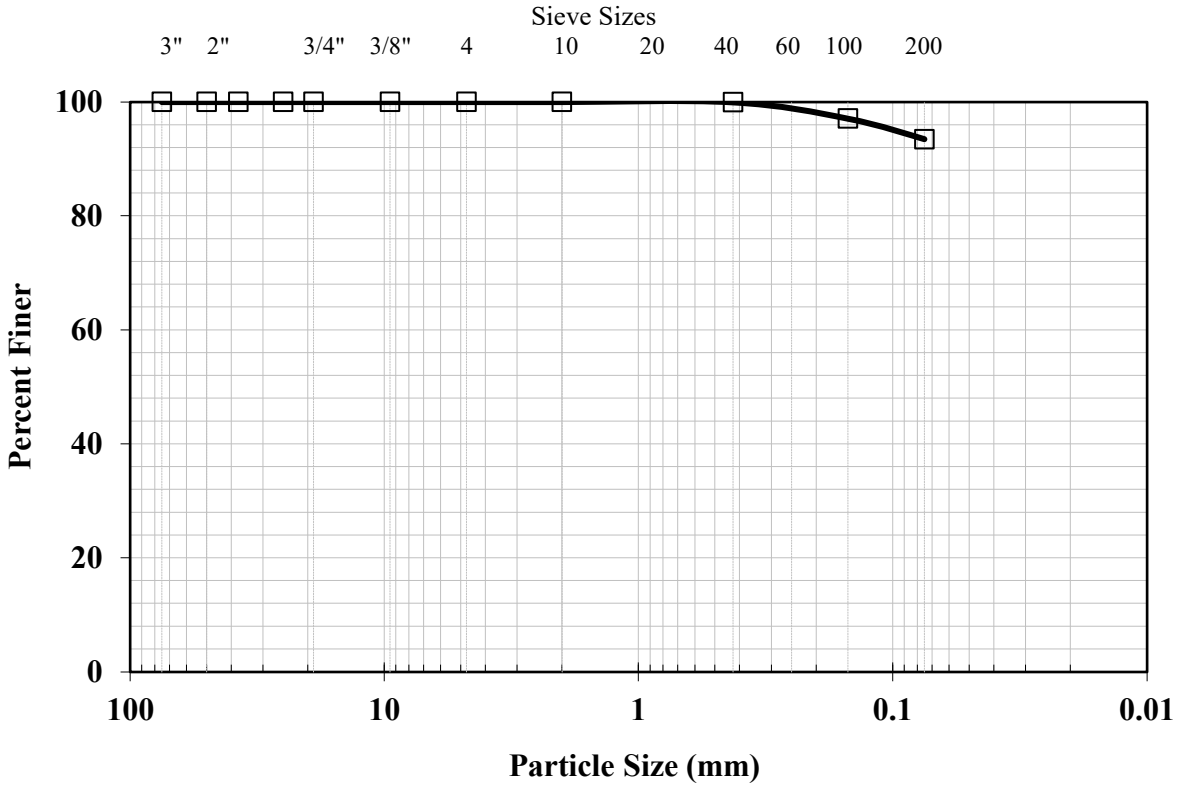
Victor Moreno, 01/29/2026
Quality Review/Date
Tested by: M.G.

Beyond Engineering & Testing, LLC
3011-B Sounth County Road 1260
Midland, TX 79706
(432) 561-5780

Particle Size Analysis for Soils

Project: Reeves Regional Health Clinic
Sample: B-4 at 8.5-10.0 ft

Project No.: GT2512060
Test Method: ASTM D6913
Test Date: 01/29/26



Sieve Analysis	
Sieve Size	Percentage Passing (%)
3 in.	100.0
2 in.	100.0
1.5 in.	100.0
1 in.	100.0
3/4 in.	100.0
3/8 in.	100.0
No. 4 (4.75 mm)	100.0
No. 10 (2.0 mm)	100.0
No. 40 (425 µm)	100.0
No. 100 (150 µm)	97.1
No. 200 (75 µm)	93.5

Victor Moreno, 01/29/2026
Quality Review/Date
Tested by: M.G.

APPENDIX C.3
Sulfate and Chlorides Content: EPA 300/300.1

Client: Beyond Engineering & Testing, LLC
Project/Site: Reeves Regional Health Clinic

Job ID: 880-67541-1

Client Sample ID: B-2

Lab Sample ID: 880-67541-1

Date Collected: 01/15/26 00:00
Matrix: Solid
Date Received: 01/28/26 15:09
Sample Depth: 2

Method: EPA 300.0 - Anions, Ion Chromatography - Soluble

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Chloride	3030		199		mg/Kg			01/29/26 17:47	20
Sulfate	16700		199		mg/Kg			01/29/26 17:47	20

Client Sample ID: B-3

Lab Sample ID: 880-67541-2

Date Collected: 01/15/26 00:00
Matrix: Solid
Date Received: 01/28/26 15:09
Sample Depth: 0

Method: EPA 300.0 - Anions, Ion Chromatography - Soluble

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Chloride	19400		501		mg/Kg			01/29/26 18:00	50
Sulfate	3430		501		mg/Kg			01/29/26 18:00	50

Client Sample ID: P-1

Lab Sample ID: 880-67541-3

Date Collected: 01/16/26 00:00
Matrix: Solid
Date Received: 01/28/26 15:09
Sample Depth: 4

Method: EPA 300.0 - Anions, Ion Chromatography - Soluble

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Chloride	1360		99.2		mg/Kg			01/29/26 18:13	10
Sulfate	15200		198		mg/Kg			01/29/26 18:52	20

APPENDIX D
Infiltration Test Report

Project Name:	Reeves County Regional Health Clinic
Location:	Pecos, Texas
Project Number:	GT2512960
Report:	Infiltration Test Report

Test Hole No.	DP-1	Latitude	31.400616		
Date	1/16/2026	Longitude	-103.517041		
Depth of Boring(ft):	1	Soil Type at Bottom of Hole	Dark Brown, Lean Clay (CL)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	8.0			-
2	2	8.0	5.5	2.5	1.25
3	2	5.5	5	0.5	0.25
4	2	5	4.5	0.5	0.25
4	2	4.5	4.5	0.0	-
5	2	4.5	4.5	0.0	-
6	2	4.5	4.5	0.0	-
7	2	4.5	4.5	0.0	-
8	2	4.5	4.5	0.0	-
9	2	4.5	4.5	0.0	-
10	2	4.5	4.5	0.0	-
			Minimum Percolation Rate		0.25 in/min
			Maximum Percolation Rate		1.25 in/min
			Average Percolation Rate		0.58 in/min

Refill

Test Hole No.	DP-1	Latitude	31.400616		
Date:	1/16/2026	Longitude	-103.517041		
Depth of Boring(ft):	1.0	Soil Type at Bottom of Hole	Dark Brown, Lean Clay (CL)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	8.0			-
2	5	8.0	5.0	3.0	0.60
3	5	5.0	4.5	0.5	0.10
4	5	4.5	4.5	0.0	0.00
5	5	4.5	4.0	0.5	0.10
6	5	4.0	4.0	0.0	-
7	5	4.0	4.0	0	-
			Minimum Percolation Rate		0.10 in/min
			Maximum Percolation Rate		0.60 in/min
			Average Percolation Rate		0.27 in/min

Project Name:	Reeves County Regional Health Clinic
Location:	Pecos, Texas
Project Number:	GT2512960
Report:	Infiltration Test Report

Test Hole No.	DP-2	Latitude	31.399854		
Date	1/16/2026	Longitude	-103.517228		
Depth of Boring(ft):	4.0	Soil Type at Bottom of Hole	Light Brown, Lean Clay (CL)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	44.0			-
2	5	44.0	42.5	1.5	0.3
3	5	42.5	40.5	2.0	0.4
4	5	40.5	40.0	0.5	0.1
4	5	40.0	39.5	0.5	0.1
5	5	39.5	39.0	0.5	0.1
6	5	39.0	38.0	1.0	0.2
7	5	38.0	38.0	0.0	-
8	5	38.0	38.0	0.0	-
9	5	38.0	38.0	0.0	-
10	5	38.0	38.0	0.0	-
			Minimum Percolation Rate		0.1 in/min
			Maximum Percolation Rate		0.4 in/min
			Average Percolation Rate		0.2 in/min

Refill

Test Hole No.	DP-2	Latitude	31.400616		
Date:	1/16/2026	Longitude	-103.517228		
Depth of Boring(ft):	4	Soil Type at Bottom of Hole	Light Brown, Lean Clay (CL)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	44.0			-
2	5	44.0	42.0	2.0	0.4
3	5	42.0	41.0	1.0	0.2
4	5	41.0	40.0	1.0	0.2
5	5	40.0	39.5	0.5	0.1
6	5	39.5	39.0	0.5	0.1
7	5	39.0	38.0	1.0	0.2
8	5	38.0	38.0	0.0	-
9	5	38.0	38.0	0.0	-
			Minimum Percolation Rate		0.1 in/min
			Maximum Percolation Rate		0.4 in/min
			Average Percolation Rate		0.2 in/min

Project Name:	Reeves County Regional Health Clinic
Location:	Pecos, Texas
Project Number:	GT2512960
Report:	Infiltration Test Report

Test Hole No.	DP-3	Latitude	31.399689		
Date	1/16/2026	Longitude	-103.515829		
Depth of Boring(ft):	1	Soil Type at Bottom of Hole	Dark Brown, Lean Clay (CL)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	8.0			-
2	5	8.0	7.0	1.0	0.20
3	5	7.0	6.0	1.0	0.20
4	5	6.0	5.5	0.5	0.10
4	5	5.5	5.5	0.0	-
5	5	5.5	5.5	0.0	-
6	5	5.5	5.5	0.0	-

Minimum Percolation Rate	0.1 in/min
Maximum Percolation Rate	0.2 in/min
Average Percolation Rate	0.17 in/min

Refill

Test Hole No.	DP-3	Latitude	31.400616		
Date:	1/16/2026	Longitude	-103.515829		
Depth of Boring(ft):	1	Soil Type at Bottom of Hole	Dark Brown, Lean Clay (CL)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	8.0			-
2	5	8.0	7.7	0.3	0.06
3	5	7.7	7.5	0.2	0.04
4	5	7.5	7.0	0.5	0.10
5	5	7.0	6.5	0.5	0.10
6	5	6.5	6.0	0.5	0.10
7	5	6.0	6.0	0.0	-
8	5	6.0	6.0	0.0	-

Minimum Percolation Rate	0.04 in/min
Maximum Percolation Rate	0.10 in/min
Average Percolation Rate	0.08 in/min

Project Name:	Reeves County Regional Health Clinic
Location:	Pecos, Texas
Project Number:	GT2512960
Report:	Infiltration Test Report

Test Hole No.	DP-4	Latitude	31.400126		
Date	1/16/2026	Longitude	-103.515747		
Depth of Boring(ft):	4	Soil Type at Bottom of Hole	Light Brown, Silt (ML)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	44.0			-
2	5	44.0	43.0	1.0	0.20
3	5	43.0	41.5	1.5	0.30
4	5	41.5	40.0	1.5	0.30
5	5	40.0	38.5	1.5	0.30
6	5	38.5	38.0	0.5	0.10
7	5	38.0	38.0	0.0	-
8	5	38.0	38.0	0.0	-

Minimum Percolation Rate	0.10 in/min
Maximum Percolation Rate	0.30 in/min
Average Percolation Rate	0.24 in/min

Refill

Test Hole No.	DP-4	Latitude	31.400126		
Date:	1/16/2026	Longitude	-103.515747		
Depth of Boring(ft):	4	Soil Type at Bottom of Hole	Light Brown, Silt (ML)		
Boring Diameter (in.):	4.25				
Reading	Time (minutes)	Initial Water Level (inches)	Final Water Level (inches)	Water Drop (inches)	Percolation Rate (in/min.)
1	0	44.0			-
2	5	44.0	42.0	2.0	0.40
3	5	43.0	41.0	2.0	0.40
4	5	41.5	40.0	1.5	0.30
5	5	40.0	40.0	0.0	-
6	5	40.0	40.0	0.0	-

Minimum Percolation Rate	0.30 in/min
Maximum Percolation Rate	0.40 in/min
Average Percolation Rate	0.37 in/min

Attachment D - Local Contractors/Vendors List

Aztec Contractors

Name: Nancy Camarena
Email: n.camarena@azteccontractors.com
Phone #: 915-342-7994
Service: UNKNOWN

GM Housing Development

Name: Lux Castro
Email: lux.gmhousingdevelopment@gmail
Phone #: 432-556-5501
Service: Housing Development

Wolverine Services LLC

Name: Francisco "Frank" Flores
Email: fflores@controltechgp.com
Mobile #: 682-263-5575
Phone #: 570-529-6011
Service: Electricity - Parts & Equipment

HZ CONSTRUCTION LLC

Contact & Email:
El Paso, Texas
Mobile #: UNKNOWN
Phone #: UNKNOWN
Service: Home Construction - Bardominum

BBC Builders LLC

Contact & Email:
El Paso, Texas
Mobile #: UNKNOWN
Phone #: UNKNOWN
Service: Home Construction - Bardominum

Klassen's Metal Construction

Contact & Email:

El Paso, Texas
Mobile #: UNKNOWN
Phone #: UNKNOWN
Service: Home Construction - Bardominum

HORIZON BUILDERS

Contact & Email:
El Paso, Texas
Mobile #: UNKNOWN
Phone #: UNKNOWN
Service: Home Construction - Bardominum

El Paso Builders Association

Contact & Email: Ray Adauto ray@elpasobuilders.com
or margaret1@elpasobuilders.com
El Paso, Texas
Mobile #: UNKNOWN
Phone #: UNKNOWN
Service: VP and Admin or El Paso Builders Association

The Adobe Alliance

Contact & Email:Simone Swan simoneswan@gmail.com
604 Ave. Villahermosa, Unit 102
Santa Fe, NM 87596
Mobile #: 505-988-2828
Service: Home Construction - Bardominum

Blueberry Hill Equipment and Rentals

Name: Jonathan Lingmann
Email: BHETR@Outlook.com
Business #: 432-888-6101
Mobile #: 307-677-2271
Service: Equipment and tool rental

Elliott Electric Supply

Name: James Maezell

Email: jamesmeazell@elliottelectric.com
Business #: Abilene: 325-793-1570
Odessa: 432-366-0008
Mobile #: 325-660-1730
Service: Electric

Crew Support Service

Name: John Volke
Email: johnvolke@crewsupportservices.com
Phone #: 432-770-1551
Mobile #: 325-660-1730
Service: Electric

A&A

Name: Alex Ayon
Email: alex@aalandscapetx.com
Phone #: 432-695-9814
Mobile #: 432-888-2894
Service: Landscape and Maintenance

Control Tech

Name: Francisco "Frank" Florez
Name: Nik Kicovic
Name: Kevin Idell
Name: Sam Owen
Email: fflores@controltechgp.com
Email: nkicovic@controltechgp.com
Email: kidell@controltechgp.com
Email: sowen@controltechgp.com
Phone #: 432-217-1946
Mobile #: 682-263-5575 (Sales - Frank)
Mobile #: 832-653-0112 (VP, Operations - Nik)
Mobile #: 432-813-0440 (Operations Manager - Kevin)
Mobile #: 682-381-6565 (Cheif Admin Officer - Sam)
Service: Electrical and Instrumentation

FiberLight

Name: Matthew Wittie
Email: matthew.wittie@fiberlight.com
Phone #: 844-509-0775
Mobile #: 806-535-1795
Services: Fiber Networks

ASCO

Name: Joe Mendoza
Email: jmendoza@ascoeq.com
Location: 3421 Kermit Highway, Odessa, TX 79764
Phone #: 432-337-2823
Mobile #: 432-232-5566
Fax #: 432-332-3666
Services: Rental Sales

Globe Production Services LLC.

Name: Ramon Cardenas
Email: rc@irondirt.com
Location: 225 W Cannon St, Pecos, TX 79772
Phone #: 713-675-4441
Mobile #: 432-448-0589
Fax #: 713-675-1170
Sevices: Production

Badger

Name: Lewis Sparkman
Email: lsparkman77@yahoo.com
Location: 1724 S Bickley, Pecos, TX 79772
Phone #: 432-447-0498
Phone #: 432-447-0535
Mobile #: 432-448-5464
Services: Roustabout / Dirt Work

Infinium

Name: Andrew Miller
Name: Roger A. Harris
Email: amiller@infiniumco.com
Email: raharris@infiniumco.com
Location: Sacramento, 2020 L St #260, United States
Mobile #: 970-208-4925
Mobile #: 832-776-1014
Services: Coverts Reusable Resources

Iron Guard Housing

Name: Chad Ross
Email: chad@rossmgt.com
Location: 5 Legacy Drive, Goldendale, WA 98620
Phone #: 509-773-8500
Mobile #: 509-250-2779
Fax: 509-505-6172

Pecos Electric

Name: Halley Brookshire
Email: halley@pecoselectric.com
Location: 1907 W 3rd St
PO Box: 1289
Phone #: 432-445-1113
Mobile #: 432-770-9995
Services: Electric

WaterBridge

Name: Keller Bankston
Email: Keller.Bankston@h2obridge.com
Location: 5555 San Felipe, Suite 1200
Phone #: 832-919-8195
Mobile #: 225-772-2971

BLUEWORKS

Name: Alex Ortega

Email: AlexO@Blueworkssolutions.com
Location: PO. Box 698 Pecos, TX 79772
Phone #: 432-755-2141
Services: Electrical solutions

New Tech Global

Name: Keith Pagett
Email: SPagett@ntglobal.com
Location: 701 Tradewinds Blvd, Suite C, Midland Tx 79707
Phone #: 432-685-3898
Mobile #: 806-317-5159

Brown Pest Solutions, LLC

Name: Stan Brown
Email: ace.brownpestsolutions@gmail.com
Location: P.O, Box 2105 Andrews, TX. 79714
Phone #: 432-266-3210
Mobile #: 432-266-3211

Levelex Construction and Remodeling

Name: Jose Valles
Email: UNKNOWN
Location: UNKNOWN
Mobile #: 915-309-1561

Phoenix

Name: Aron Valeriano (business development)
Email: admin@phxservicesgroup.com
Location: 14370 W. IH 20 Odessa, TX 79763
Mobile #: 432-448-4210
Services: **24 Hr Dispatch** - Vacum Trucks, Kill Trucks
Name: Randy Dominguez (operations manager)
Email: rdominguez@phxservicesgroup.com
Location: 14370 W. IH 20 Odessa, TX 79763
Mobile #: 432-448-7648

Mobile #: 432-448-7048

Services: **24 Hr Dispatch-** Vacum Trucks, Kill Trucks, Workover Rigs

Iron Guard Housing

Name: Chad Ross
Email: chad@rossmgt.com
Office: 509-773-8500
Fax: 509-505-6172
Cell: 509-250-2279
Service: UNKNOWN

Levelex

Name: Jose Valles
Email: UNKNOWN
Phone: 915-309-1561
Service: Construction and Remodeling

Sunbelt

Name: Tad Brown
Email: www.sunbeltfoamroofing.com
Phone: 432-337-8247
Fax: 432-333-2020
Service: Interior foam and Cellulose

Universal Construction

Name: Michael McDonald
Email: michaelmac72@gmail.com
Phone: 432-260-7985
Service: Asphalt paving and Seal coating

Hernandez Remodeling Services

Email: UNKNOWN
Phone: 915-315-0724
Service: Remodeling

Liberty Homes

Name: Dusty Johnston
Email: DUSTY@LIBERTYHOMESOK.COM
Phone: 405-409-3291

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Service: Build Homes

Blue Commerical Group LLC

Name: Wally and Ceaser
Email: acunawally@yahoo.com
Phone: 915-202-9355
Service: Roofing, Remodel, Restoration

ASCO

Name: Joe Mendoza
Email: jmendoza@ascoeq.com
Location: 3421 Kermit Highway, Odessa, TX 79764
Phone #: 432-337-2823
Mobile #: 432-232-5566
Fax #: 432-332-3666
Services: Rental Sales

IDM CONSTRUCTION INC

Name: Isaiah Mendoza
Email: IDMconstruction21@gmail.com
Location: Abilene, TX
Phone #: 432-448-1768
Services: Construction

Amy's

Name: Amy Williams
Email: UNKNOWN
Location: Pecos, TX
Phone #: 832-470-5991
Services: Window Painting

R&R Custom Shutters & Cabinets

Name: Rogelio Rodrigues
Email: UNKNOWN
Location: Odessa, TX

Phone #: 915-252-8655
Sevices: Cabinets and Shutters

Lawn Care and Tree Services

Name: Ismael Mendoza
Email: imendoza1290@gmail.com
Location: UNKNOWN
Mobile #: 432-448-8927
Services: Mowing, Weed Eating, Edging, Tilling, Tree Trimming, Tree Removal, Stump Removal

Mobile Home Concepts

Name: Bokhodir "Bo" Shomansuroff
Email: bo@mobilehomeconcepts.com
Location: UNKNOWN
Phone #: 325-672-7785
Mobile #: 325-864-3031
Fax #: 325-445-1489