



# City of San Antonio

## Agenda Memorandum

### File Number:

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**Agenda Item Number:** 9

**Agenda Date:** June 12, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Aviation Department

**DEPARTMENT HEAD:** Jesus H. Saenz Jr.

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Design-Build for New Parking Structure and Ground Transportation Center

**SUMMARY:**

This ordinance authorizes the approval of a Design-Build contract with J.E. Dunn Construction Company in an amount not to exceed \$110,000,000 for a New Parking Structure and Ground Transportation Center. This project is included in the FY 2025 Capital Budget and is funded through interim financing.

**BACKGROUND INFORMATION:**

**Project Background**

The San Antonio International Airport has seen substantial growth in traveler numbers over the past five years, with 2023 achieving the highest passenger traffic on record—an increase of 3% compared to 2019. In response to this growth and the construction of a new terminal, the airport plans to develop a New Parking Structure and Ground Transportation Center (GTC).

The New Parking Structure and GTC project will accommodate up to 2,500 vehicles and enhance services for taxis, rideshares, hotel shuttles, and public transportation. The GTC will also help reduce curbside congestion by redirecting traffic away from the loop roadway, improving the

overall efficiency of ground transportation at the airport.

City Council was briefed on the pre-solicitation for the New Terminal and GTC during the August 21, 2024 Budget Work Session and briefed on the post-solicitation during the May 14, 2024 B Session.

### **Procurement of Services**

On November 8, 2024, a Design-Build for (DB), Request for Qualification (RFQ) Phase 1 was released for this project. This DB RFQ was advertised in the San Antonio HartBeat, on the City's website, the Texas Electronic State Business Daily, TVSA, and through the electronic bidding site CivCast.

Five proposals were received, four of the proposals were deemed responsive for evaluation. One proposal received was deemed nonresponsive due to political contributions made by the respondent during the blackout period. The evaluation committee consisting of representatives from the City Manager's Office, Aviation Department, Transportation Department, Airport Advisory Commission, and VIA evaluated and ranked the submissions and scored the submittals. The Finance Department, Procurement Division assisted by ensuring compliance with City procurement policies and procedures. Scoring was based on published evaluation criteria, including Experience, Background & Qualifications including Key Sub-Consultants; Understanding of the Project and Proposed Management Plan; Design-Build Team's Past Experience Working Together as a Team; and Small Business Economic Development Advocacy.

The Design-Build process is a two-phase process. For Phase 1, Respondents are evaluated and scored based on qualifications and then shortlisted to participate in Phase 2. In Phase 2, the shortlisted firms are evaluated and scored based on additional requested information, interviews and proposed fees.

The evaluation committee met for an initial evaluation to discuss and score the four responsive proposals on February 7, 2025, and after initial scoring, the committee's recommendation was to short list three of the four firms. The submittal was moved forward to Phase 2 – Request for Proposals. On March 11, 2025, the firms submitted the proposals and were forwarded for Interviews. The evaluation committee convened for interviews and discussion on March 25, 2025. After interviews, the evaluation committee discussed and scored the shortlisted firms based on the criteria of Proposed Design Plan; Proposed Construction Plan; Proposed Fees for General Conditions/Overhead & Profit; Design-Build Team & Its Ability to Provide Required Services. Individual scores were submitted, and aggregate scores were presented. J.E. Dunn Construction Company was the highest-ranking firm and recommended for award by the evaluation committee.

The Goal Setting Committee applied the Small Business Enterprise (SBE) subcontracting program with a 20 percent subcontracting goal, the Minority/Woman Business Enterprise (M/WBE) subcontracting program with a 17 percent subcontracting goal, and the African American Business Enterprise (AABE) subcontracting program with a three percent subcontracting goal. Additionally, they applied the Minority/Woman Business Enterprise Joint Venture program with up to 20 evaluation preference points and there was a mentorship requirement applied. J.E. Dunn Construction Company was not eligible to receive any M/WBE Joint Venture points, however they

committed to meeting the SBE, MWBE, and AABE goals and to serve as a Mentor in the City's Mentor Protege Program.

This contract was developed utilizing a formal Design-Build two-phase process; therefore, as required by the Ethics Ordinance, Discretionary Contracts Disclosure Forms are attached.

These vendors have acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023 through Ordinance #2023-08-31-0585.

#### **ISSUE:**

This ordinance authorizes the approval of a Design-Build contract with J.E. Dunn Construction Company in an amount not to exceed \$110,000,000 for a New Parking Structure and Ground Transportation Center.

The selected contractor will design and construct a new parking structure and GTC for the San Antonio International Airport. The GTC will provide for centralized, airport passenger access to taxis, rideshares, hotel shuttles and public transportation on the ground level. Additionally, the GTC will provide support spaces for personnel that maintain/operate the facility and climate-controlled elevators. The Parking Structure is estimated to accommodate up to 2,500 vehicles with 450-500 parking spots on each level. The top floor of the facility shall be designed for vehicle parking and to structurally support future development of an Electric Vertical Take-Off & Landing operations area.

The selected team, a partnership between J.E. Dunn Construction Company, Marmon Mok and PGAL, has a proven partnership. J.E. Dunn Construction Company has been building in San Antonio for more than 30 years and Marmon Mok has a legacy of being in San Antonio for more than 70 years. Marmon Mok was an integral part of the original SAT master plan and design and has been involved in numerous legacy building projects. J.E. Dunn + Marmon Mok recently completed San Antonio's University Health System's Women's and Children's Hospital, that included a 900-stall parking structure. Additionally, J.E. Dunn and PGAL have a 20-year history of working together including eleven successful design-build projects.

As a locally-based team, J.E. Dunn Construction Company and partners are committed to keeping dollars in the community and fostering local economic growth, while drawing on the team's extensive national experience to deliver a welcoming traveler experience.

#### **ALTERNATIVES:**

City Council could elect not to approve this contract. As an alternative, staff would have to re-solicit this project, delaying the construction of the New Parking Structure and GTC and ultimately, the New Terminal Facility.

#### **FISCAL IMPACT:**

This ordinance authorizes the approval of a Design-Build contract with J.E. Dunn Construction Company in an amount not to exceed \$110,000,000 for a New Parking Structure and Ground Transportation Center. This project is included in the FY 2025 Capital Budget and is funded through interim financing.

**RECOMMENDATION:**

Staff recommends awarding a Design-Build contract with J.E. Dunn Construction Company in an amount not to exceed \$110,000,000 for a New Parking Structure and Ground Transportation Center.