



# City of San Antonio

## Agenda Memorandum

### File Number:

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**Agenda Item Number:** 8

**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:**

Construction Manager at Risk for the Airfield Safety Enhancement and Improvements Program

**SUMMARY:**

This ordinance approves a Construction Manager at Risk contract with Austin Bridge & Road, Inc. in an amount not to exceed \$90,000,000, inclusive of contingency, for the Airfield Safety Enhancements and Improvements Program (ASEIP) at the San Antonio International Airport (SAT). Funding in the amount of \$87,133,226 covers the pre-construction and construction services for the following program elements: pavement rehabilitation of 13R, the construction of Stormline S and SkyPlace Drainage, and enabling projects for the ASEIP.

This ordinance approves a Construction Manager at Risk contract with Austin Bridge & Road, Inc. in an amount not to exceed \$90,000,000, inclusive of contingency, for the Airfield Safety Enhancements and Improvements Program (ASEIP) at the San Antonio International Airport (SAT). Funding in the amount of \$87,133,226 covers the pre-construction and construction services for the following program elements: pavement rehabilitation of 13R, the construction of Stormline S and SkyPlace Drainage, and enabling projects for the ASEIP.

This award will also fund \$2,866,774 for the installation of the relocated Remote Transmitter Receiver F, critical Federal Aviation Administration (FAA) infrastructure.

These projects are included in the FY 2025 Capital Budget and funded through interim debt financing. This agreement will be amended in the future to add remaining elements of work for the ASEIP and will be contingent upon City Council approval of the annual budget.

## **BACKGROUND INFORMATION:**

### **Project Background**

In 2021, the City of San Antonio (City) completed the SAT Strategic Development Plan (SDP), also known as the Master Plan. Based on current growth, future growth demands, and key stakeholder engagement with Joint Base San Antonio and the FAA, the City has identified the critical need for the implementation of the airfield development of new facilities and redevelopment of existing facilities. To support these goals, the City initiated the ASEIP.

The ASEIP will address pavement and other infrastructure required to support the reconstruction of SAT's primary runway at to meet current and future aircraft demand, airspace management and safety, and efficiency throughout the National Airspace System (NAS).

City Council was briefed on the pre-solicitation for the ASEIP during the August 21, 2024 Budget Work Session and briefed on the post-solicitation during the May 14, 2025 B Session.

### **Procurement of Services**

On September 4, 2024, a CMAR Request for Qualifications (RFQ) for Step 1 was released for this project. This CMAR RFQ was advertised in the San Antonio HartBeat, The San Antonio Express News, on the City's website, the Texas Electronic State Business Daily, TVSA, and through the electronic bidding site CivCast. Three proposals were received, and all three proposals were deemed responsive for evaluation.

The evaluation committee consisting of representatives from the City Manager's Office, Aviation Department, Department of the Air Force and El Paso International Airport 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 and Qualifications of CMAR including Key Subcontractors; Qualifications of Key Personnel; and Conceptual Approach to Proposed Program Elements.

The CMAR process is a two-step process. For Step 1, Respondents are evaluated and scored based on qualifications and then shortlisted to participate in Step 2. In Step 2, the shortlisted firms are evaluated and scored based on additional requested information, interviews and proposed cost methodology.

The evaluation committee met for an initial evaluation to discuss and score the three responsive proposals on November 26, 2024, and after initial scoring, the committee's recommendation was to short list the three firms. The submittal was moved forward to Step 2 – Request for Proposals. The evaluation committee convened for interviews and discussion on January 7, 2025. After interviews, the evaluation committee discussed and scored the shortlisted firms based on the

evaluation criteria of Detailed Proposed Work Plan/Approach; Proposed Costing Methodology; and the Disadvantaged Business Enterprise Program. Individual scores were submitted, and aggregate scores were presented. Austin Bridge & Road, Inc. was the highest-ranking firm and recommended for award by the evaluation committee.

Due to the utilization of federal dollars, the Disadvantaged Business Enterprise (DBE) program of the State of Texas was utilized in place of the Small Business Economic Development Advocacy (SBEDA) Program. The DBE goal for this project is 11.35%. Austin Bridge & Road, Inc. has committed to meeting the goal.

These contracts were developed utilizing a formal CMAR two-step 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 approves a Construction Manager at Risk contract with Austin Bridge & Road, Inc. in an amount not to exceed \$90,000,000.

This funding covers the pre-construction and construction services for the following program elements: pavement rehabilitation of I3R, the construction of Stormline S and SkyPlace Drainage, and enabling projects. This award will also fund the installation of FAA infrastructure relocation of the Remote Transmitter Receiver F.

For more than 100 years, Austin Bridge & Road has been a leader in the transportation industry with an expertise that includes executing complex, full-scale civil projects, concrete and asphalt paving/production, and airfield programs. To date, Austin Bridge & Road has completed airfield projects totaling more than \$12 billion at 25 airports across the country. The proposed ASEIP CMAR team is comprised of highly experienced construction professionals, well-versed in project delivery, airport safety and security, and construction coordination during active airport operations.

Additionally, Austin's DBE Outreach Program will provide local contractors with opportunities for success and development through a dedicated website and outreach events, information on project opportunities, DBE certifications, and city vendor registration.

### **ALTERNATIVES:**

City Council could elect not to approve this contract, however, that would require staff to re-solicit this project, jeopardizing the timely delivery of the ASEIP, a key component of the Council-approved San Antonio International Airport Strategic Development Plan. This would also impact the expansion of air service capacity and potentially impact the receipt of grant funds in future years.

**FISCAL IMPACT:**

This ordinance approves a Construction Manager at Risk contract with Austin Bridge & Road, Inc. in an amount not to exceed \$90,000,000, inclusive of contingency, for the ASEIP. Funding in the amount of \$87,133,226 covers the pre-construction and construction services for the following program elements: pavement rehabilitation of 13R, the construction of Stormline S and SkyPlace Drainage, and enabling projects for the ASEIP.

This award will also fund \$2,866,774 for the installation of the relocation of Remote Transmitter Receiver F, critical Federal Aviation Administration (FAA) infrastructure.

Funding is from interim debt financing and included in the FY 2025 Capital Budget.

**RECOMMENDATION:**

Staff recommends the approval of a Construction Manager at Risk contract with Austin Bridge & Road, Inc. in an amount not to exceed \$90,000,000.