



City of San Antonio

Agenda Memorandum

File Number:

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Agenda Date: May 14, 2025

In Control: City Council B Session

DEPARTMENT: Aviation Department

DEPARTMENT HEAD: Jesus H. Saenz Jr.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on the Terminal Development Program; post-solicitation briefings on Food and Beverage Concessions Package 1, New Parking Structure and Ground Transportation Center, and Construction Manager at Risk (CMAR) for Airfield Safety Enhancement and Improvements Program; and pre-solicitation briefings on Maintenance, Repair, and Overhaul Facility Development and Overhaul, Architectural Design Services for Terminal A/B Reconfiguration and Rehabilitation (TABRR) and CMAR for TABRR at the San Antonio International Airport.

SUMMARY:

The Aviation Department will brief City Council on the status of the Terminal Development Program for the San Antonio International Airport and post-solicitation briefings on Food and Beverage **Concessions** Package 1 (F&B Package 1), New Parking Structure and Ground Transportation Center (GTC), and Construction Manager at Risk (CMAR) for Airfield Safety Enhancement and Improvements Program (AESIP); and pre-solicitation briefings on Maintenance, Repair, and Overhaul Facility Development and Overhaul (MRO), Architectural Design Services for Terminal A/B Reconfiguration and Rehabilitation (TABRR) and CMAR for TABRR at the San Antonio International Airport.

BACKGROUND INFORMATION:

On November 18, 2021, City Council approved the Strategic Development Plan (SDP), a Master Planning process required by the Federal Aviation Administration to take place every eight to 10 years. The SDP for the San Antonio International Airport identified airfield, terminal, roadway and supporting infrastructure improvements to support the economic growth of our region. The SDP developed into the Terminal Development Program (TDP), which is targeting completion of a new terminal and its associated enabling projects by the end of the second quarter of 2028. At the kick-off B Session presentation to City Council in May 2022, the Aviation Department committed to briefing City Council on the status of the TDP on a quarterly basis and bringing forth all pre- and post-solicitation briefings for high-profile contracts. The City Council has received seven B Session briefings by the Aviation Department.

ISSUE:

The Aviation Department will brief City Council on the status of the Terminal Development Program for the San Antonio International Airport. The City Council will receive a presentation on six high profile solicitations for services for the San Antonio International Airport.

Post Solicitation Briefing on Food and Beverage Concessions Package 1

In November 2024, the Aviation Department briefed City Council on two concessions packages (Food and Beverage Package 2 and Retail Package 3) and the department's intention for recommendation for the Food and Beverage Concession Package 1. In a follow-up memo to the City Council, the City Manager recommended the release of an updated Food and Beverage Concessions Package 1 solicitation focused solely on the post-security checkpoint food court in Terminal B. The City sought proposals which delivered traditional and non-traditional concession opportunities that will maximize revenues, while providing valuable assets to the facilities and an entertaining environment for travelers. The City released the Request For Proposals in March 2025. The post-solicitation briefing will cover the scope of work, schedule, scoring criteria/summary and Airport Concessions Disadvantaged Business Enterprise Goal.

Post Solicitation Briefing on New Parking Structure and Ground Transportation Center

On August 21, 2024, the Aviation Department provided the City Council with a pre-solicitation briefing on the solicitation for New Parking Structure (NPS) and Ground Transportation Center (GTC) for the San Antonio International Airport. The department requires a design-build team to provide design and construction services for a NPS and GTC that will include additional public parking and ground transportation services needed for the current and projected passenger growth. The City released the Request for Qualifications in November 2024. The post-solicitation briefing will cover the scope of work, schedule, scoring criteria/summary and the team recommended for award.

Post Solicitation Briefing on Construction Manager at Risk (CMAR) for Airfield Safety Enhancement and Improvements Program (ASEIP)

On August 21, 2024, the Aviation Department provided the City Council with a pre-solicitation briefing on the solicitation for the CMAR for ASEIP for the San Antonio International Airport. The department requires a CMAR to support airfield development of new facilities and redevelopment of existing facilities to support current and future aircraft demand, airspace management and safety, and efficiency throughout the National Airspace System. The

City released the Request For Qualifications in November 2024. The post-solicitation briefing will cover the scope of work, schedule, scoring criteria/ summary and the team recommended for award.

Pre-Solcitation Briefing for Maintenance, Repair, and Overhaul Facility Development and Overhaul (MRO)

The Aviation Department is seeking proposals from developers to plan, develop, design, construct, and lease a new MRO facility to a commercial MRO operator on the northside of the San Antonio International Airport campus. The pre-solicitation briefing will cover the estimated contract value, scope of work, terms of the contract, proposed scoring criteria, and evaluation committee members.

Pre-Solcitation Briefing for Architectural Design Services for Terminal A/B Reconfiguration and Rehabilitation (TABRR)

The Aviation Department is seeking proposals from firms for architectural design services to re-life Terminals A and B to extend the facility life through 2045. The pre-solicitation briefing will cover the estimated contract value, scope of work, terms of the contract, proposed scoring criteria and evaluation committee members.

Pre-Solcitation Briefing for Construction Manager at Risk (CMAR) for Terminal A/B Reconfiguration and Rehabilitation (TABRR)

The Aviation Department is seeking proposals from firms for a CMAR to re-life Terminals A and B to extend the facility life through 2045. The pre-solicitation briefing will cover the estimated contract value, scope of work, terms of the contract, proposed scoring criteria and evaluation committee members.

ALTERNATIVES:

For briefing purposes only.

FISCAL IMPACT:

For briefing purposes only.

RECOMMENDATION:

For briefing purposes only.