



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Victor "Seby" Haddad
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios
Commissioner Rodolfo "Rudy" Castillo
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
TUESDAY, MAY 27, 2025 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER

1. Present questions to staff relating to the Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation on Construction Manager at Risk (CMAR) for Airport Terminal Expansion.
3. Presentation on the City-wide Wi-Fi Update.
4. **EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**
 - A) Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1. Tex. Gov't. Code §551.072.
 - B) Consultation with City Attorney regarding potential litigation. Tex. Gov't. Code §551.071.
 - C) Consultation with City Attorney regarding legal aspects of City proclamation. Tex. Gov't. Code §551.071.
 - D) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on May 23, 2025 at 3:30PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

5/27/2025

1. Agenda Item: Present questions to staff relating to the Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

05/20/2025

MEETING DATE

5/27/2025

1. Agenda Item: Presentation on Construction Manager at Risk (CMAR) for Airport Terminal Expansion.
2. Party Making Request: Jeremy Santoscoy
3. Nature of Request: Construction Manager at Risk (CMAR) Presentation for Airport Terminal Expansion
4. Routing:
Cindy Zuniga
Jeremy Santoscoy
Austin Stevenson
Created/Initiated - 5/20/2025
Approved - 5/20/2025
New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



CMAR PRESENTATION CITY COMMISSION WORKSHOP

M A Y 2 7 , 2 0 2 5

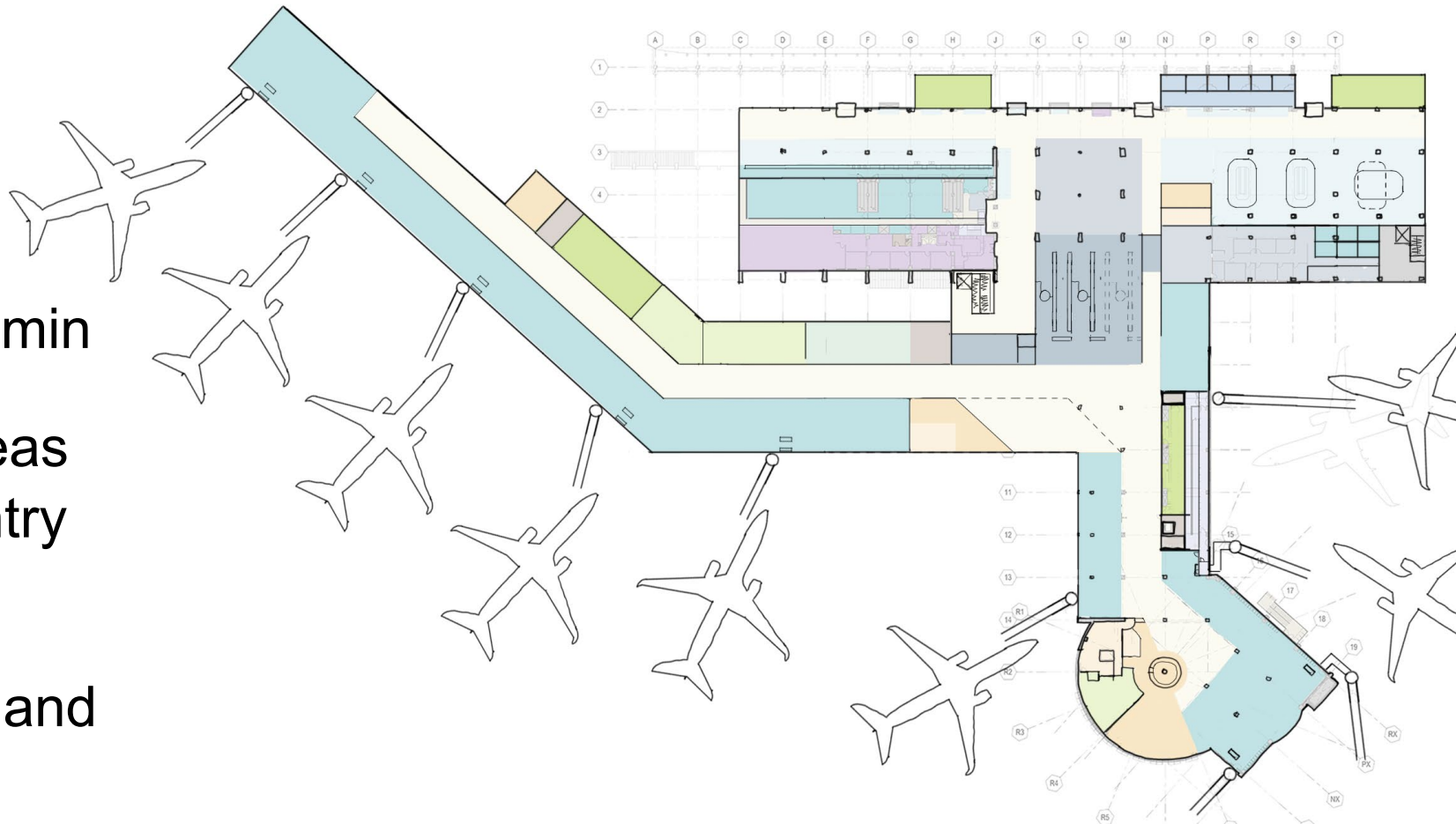
McAllen is the Valley's
FAVORITE AIRPORT



AIRPORT TERMINAL EXPANSION AND RENOVATION



- New Ticketing, Baggage, Admin areas
- Improved TSA screening areas
- Enhanced and renovated entry and common space
- New gates for more flights
- Renovated CBP processing and space



FUNDING PLAN



Planned Overall Budget: \$193,100,000

Project/Scope	Estimated Budget	Federal		Local			
		Amount	Source	PFCs	Airport/Cash /Debt	Dev Corp Contribution	Tenants
Terminal Design	\$15.4M	\$10.1M	Community Project Funding, AIP, and AIG	\$3.8M	\$1.5M		
Funding Package I	\$64M	\$33M	ATP and AIP	\$14.2M	\$8.8M		\$8M
Funding Package II	\$88M	\$18M	AIP	\$39.2M	\$26.4M		\$4.4M
Terminal Enhanced Entrance	\$8.7M					\$8.7M	
Apron Design & Construction	\$17M	\$15.3M	AIP	\$1.7M			
Total	\$193.1M	\$76.4M		\$58.9M	\$36.7M	\$8.7M	\$12.4M

PROJECT SCHEDULE

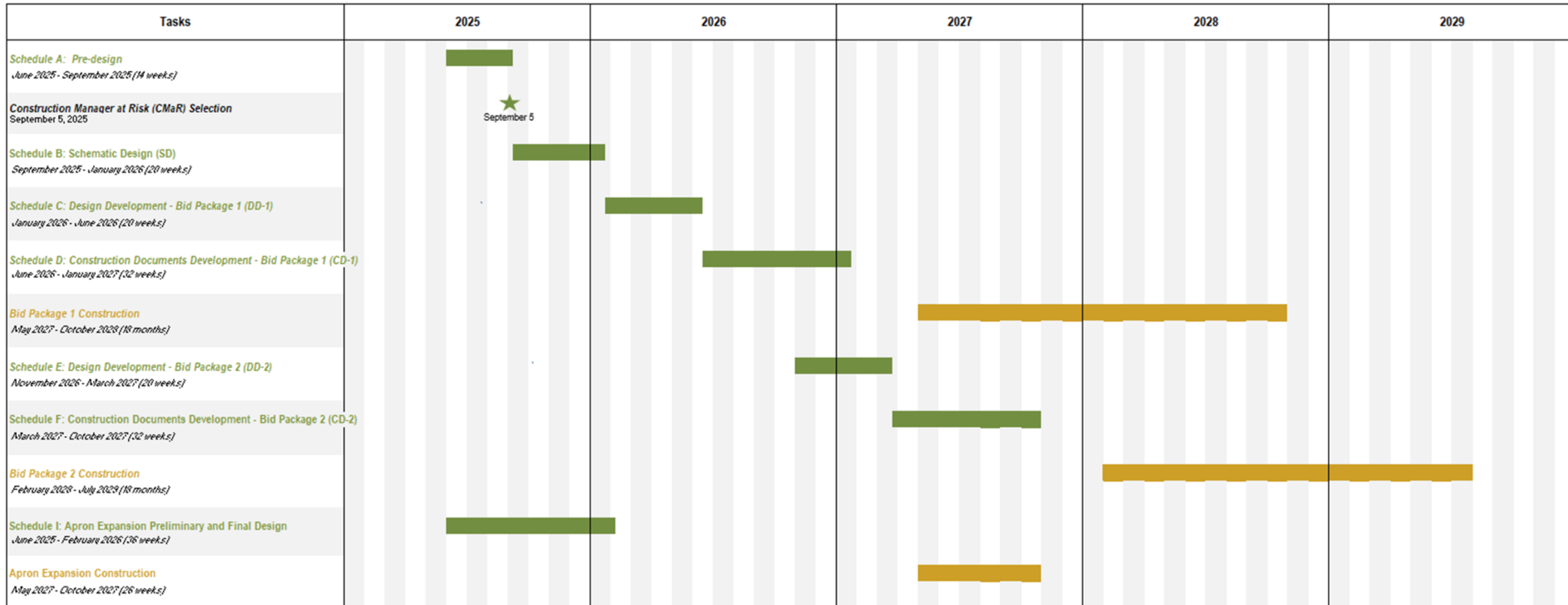


Terminal Expansion

McAllen International Airport (MFE)
McAllen, Texas

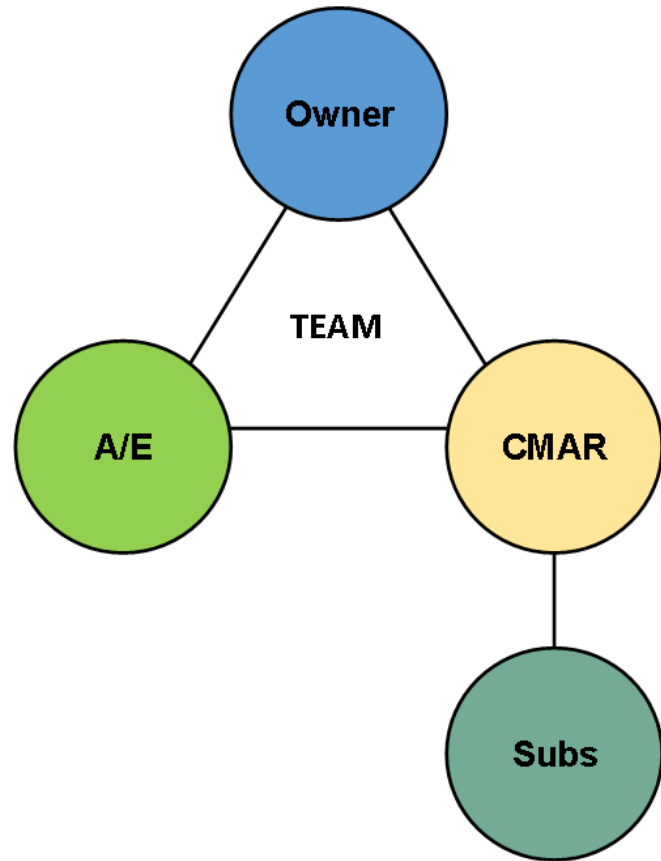
Project Schedule

April 30, 2025



Note: All dates subject to change and highly dependent on project funding. Schedule is meant to provide high level overview for scoping and planning purposes.

CONSTRUCTION MANAGER AT RISK (CMAR)



- Selection on qualifications and price, through an RFQ process
- Contractor is selected as a partner with the Owner and Design Team
- Contractor provides input on:
 - Phasing
 - Value engineering
 - Cost estimation
 - Design alternatives
- Best suited for:
 - Large new or renovation projects that are schedule sensitive, difficult to define, or subject to potential changes
 - For projects with difficult or unusual site constraints, multiple phases, technical complexity, and multi-disciplinary coordination
- At approximately 60-70%, Contractor provides Guaranteed Maximum Price (GMP) to provide budget framework

WHY IS CMAR APPROPRIATE?



- **Phasing / Staging**

- Understanding airport operations
- Protection of airport operations
- Passenger access during construction
- Proper sequence / continuous operations
- Contractor coordination

- **Airport experience**

- Understanding airport operations, airlines, stakeholders, acting as owner's advocate
- Making construction invisible to the traveling public

- **Contractor support**

- Cost estimation
- Design reviews
- Value engineering
- GMP and budgeting stability

CONSTRUCTION MANAGER AT RISK



The Construction Manager at Risk (CMAR) is a delivery method which entails a commitment by the Construction Manager to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP plus any reasonably inferred items.

BIDDING OPTIONS



Competitive Sealed Bids

- Standard Practice for most projects in City
- Contract must be awarded to the lowest responsible bidder based on cost
- General contractor quality is not guaranteed
- Process intends to stimulate price competition
- Faster process, requires less time for evaluation
- Shorter bid process

Construction Manager At Risk

- Provides design phase and preconstruction services
- Construction Manager becomes contractor.
- Owner participates in trade and subcontractor selection.
- Contract is based on a “Guaranteed Maximum Price” (GMP)
- Open book accounting.

CONSTRUCTION MANAGER AT RISK (CMAR)

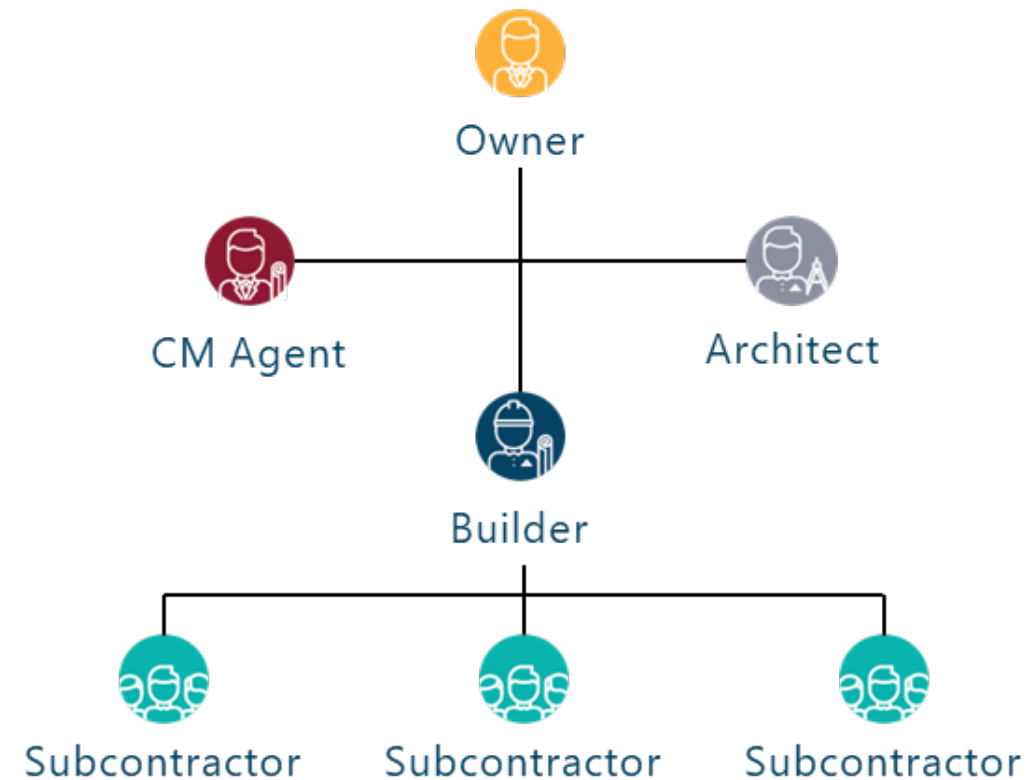


BENEFITS

- Qualification-based CMAR selection
- CMAR provides construction input during design Construction cost established earlier in the process
- Potential cost savings from bidding directly to subcontract tier
- Potential time savings from overlap of design and construction
- One contract for construction

CONSIDERATIONS

- Potential conflict of interest in CMAR's dual role as consultant and independent contractor
- Must clearly define basis for CMAR compensation
- Must clearly define how and when GMP is set
- Requires expertise to define and evaluate the GMP, assumptions and contingencies
- Potential premium paid for expedited process



CMAR ADVANTAGES



- Construction Manager selected based on qualifications, experience and proposed team rather than low cost
- Design phase assistance with budgeting, planning and constructability results in ability to influence outcome by addressing issues early
- Early cost estimates and feedback to help in the design development process resulting in a more accurate cost model
- Team concept with owner and designer
- **BEST SUITED FOR:** new or renovation projects that are schedule sensitive, difficult to define or subject to potential changes; also for projects requiring a high level of construction oversight due to multi phases, technical complexity or multi-discipline coordination

GUARANTEED MAXIMUM PRICE



- Based on bids for work packages, general conditions, contingency and set fee
- Essentially a “cost-plus” contract with guaranteed maximum
- Final price is based on actual bids received, amount of contingency used, and agreed upon general conditions/fee
- Any savings on actual costs revert to the owner
- All items of GMP are negotiable with the exception of the CM fee and Trade Contractor Bids
- Can include allowances for work that is unclear or undefined to ensure no financial surprises

CONSTRUCTION MANAGER AT RISK (CMAR)



CMAR creates the opportunity to...

- Hire an experienced team member based on qualifications
- Manage the budget process and see all costs via open book accounting
- Save time on the schedule through fast tracking and pre-purchase
- Design a “buildable” building with a great deal of thought about value, quality, durability and user benefits
- Have a greater opportunity to select and prequalify subcontractors for the project resulting in significant quality improvement
- Design-to-budget, and effective purchasing and scope delineation
- Engage in a positive and collaborative design and construction process



McAllen International Airport

ABOVE.BEYOND.

Jeremy Santoscoy, P.E.

Director of Aviation | McAllen International Airport

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

05/22/2025

MEETING DATE

5/27/2025

1. Agenda Item: Presentation on the City-wide Wi-Fi Update.

2. Party Making Request: Robert Acosta

3. Nature of Request:

4. Routing:

Cindy Zuniga

Created/Initiated - 5/22/2025

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



WiFi Update

By: Robert Acosta

WiFi Recap

- ▶ WiFi installed to assist underserved neighborhoods with no internet services available or neighborhoods that could not afford internet.
- ▶ 18,214 McAllen ISD students identified as needing internet at home, of those 10,453 are within the WiFi coverage area (57%).
- ▶ Implementation took approx. 76 days and completed by 10/9/2020
- ▶ Total expenditure was \$3.1 million
- ▶ Utilizing 1,000 light poles, Servicing approx. 16,058 homes, covering 43% of the homes in McAllen
- ▶ “Remote learning participation increased after Wifi installed”, J.A. Gonzalez

WiFi Coverage

District	Residential Properties under 150K	Residential properties in coverage area	Percentage of homes in coverage area
District 1	4921	2164	44%
District 2	6620	886	13%
District 3	5207	2586	50%
District 4	4741	3998	84%
District 5	4372	3484	80%
District 6	4551	2793	61%
Totals	30,412	15,911	52%

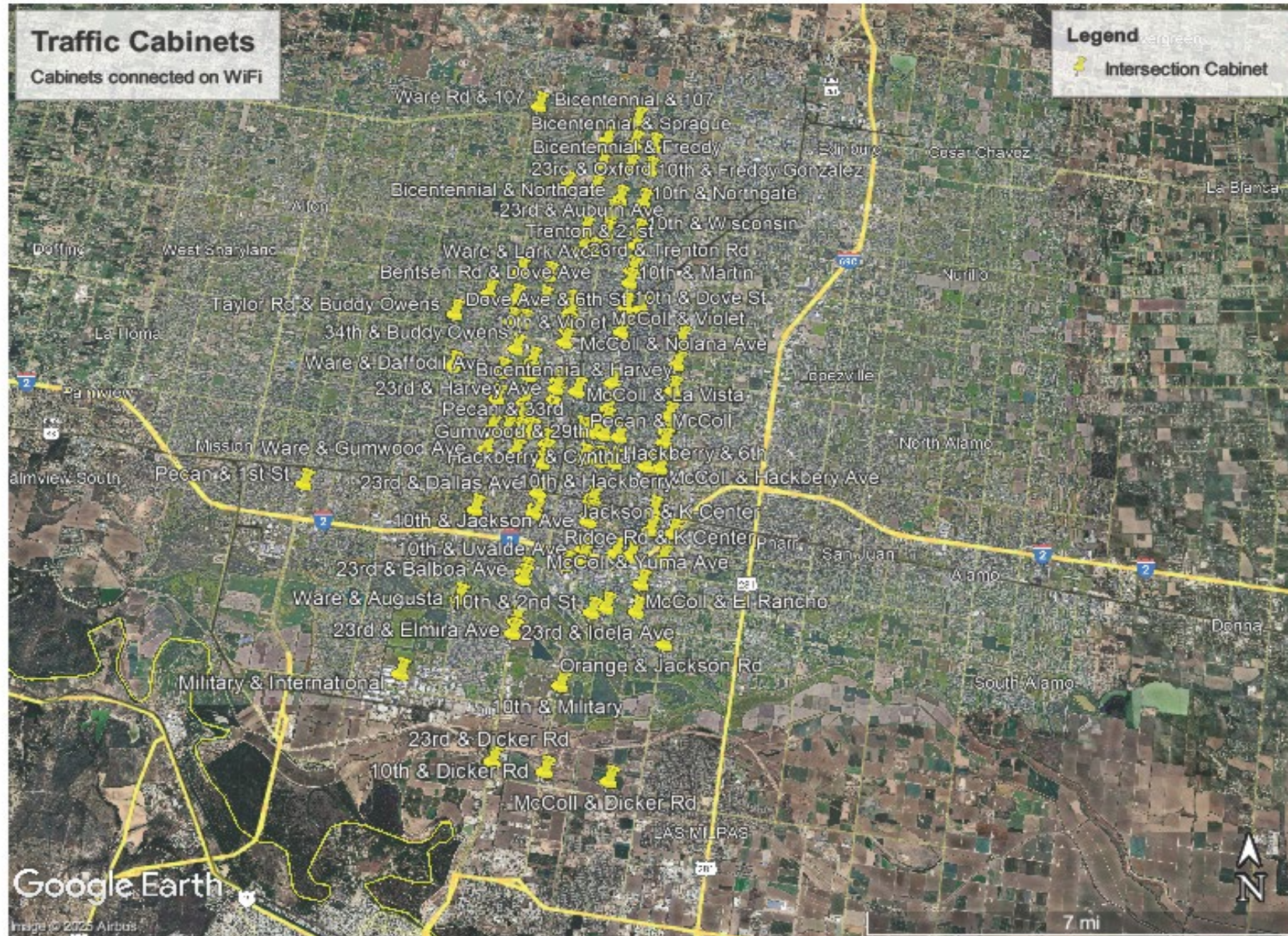
[WiFi Coverage Map](#)

[WiFi by District](#)

WiFi Expansion

- ▶ 112 Traffic Intersections Connected on WiFi
- ▶ 38 cameras totaling 112 Views
 - ▶ Management
 - ▶ Remote Maintenance
 - ▶ Outage Alerts
 - ▶ Timing
 - ▶ Cameras
 - ▶ Traffic Operations Support
 - ▶ Emergency Operations
 - ▶ Video Surveillance

WiFi Traffic Expansion



WiFi Usage

	2021	2025
Average devices connected daily	13,500	1,400
Average connection duration	4+	1.5
Uptime: Internet accessible on 7 water towers	99%	99%
Average time to repair outage	1-2 Hrs	4 Hrs
Bandwidth provided per device	25Mb	40Mb

Maintenance

- ▶ Approximate 2 to 3 Pole outages or Citizen calls per day
- ▶ Most Citizen work orders get resolved same day, on average tickets 1 to 3 Days to resolve. Equipment failures approximately 5 weeks to resolve.
- ▶ Average time to diagnose/repair a pole takes two resources about 1-2hours
- ▶ Outages - Root causes:
 - ▶ Power Outage
 - ▶ Pole Photocell burns out
 - ▶ Surge Protector burns out
 - ▶ Pole replacements/repairs
 - ▶ Equipment failures

Ongoing Spend

Annual Recurring Operational Cost	2021	2024	2025 (YTD)
Electricity Costs for Poles	63,000.00	85,070.00	36,521.20
AEP Pole Rentals (2 years)	111,900.00	73,519.00	73,519.00
Magic Valley Pole Rental	3,197.00	3,197.00	3,197.00
Internet Costs	31,500.00	31,500.00	31,500.00
Frequency - License Fee	36,864.00	35,610.00	24,216.00
Labor Maintenance	45,000.00	159,960.00	119,970.00
Equipment Maintenance	8,500.00	10,996.00	58,862.00
Total Annual Operating Costs	299,961.00	407,716.00	347,785.00

Questions



ITEM SUMMARY

BOARD:

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

5/27/2025

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1. Tex. Gov't. Code §551.072.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Crystal Montano Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:

AGENDA ITEM

4.B.

DATE SUBMITTED

MEETING DATE

5/27/2025

1. Agenda Item: Consultation with City Attorney regarding potential litigation. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding potential litigation. Tex. Gov't. Code §551.071.
4. Routing:
Alma Villarreal Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.C.
	DATE SUBMITTED	
	MEETING DATE	5/27/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of City proclamation. Tex. Gov't. Code §551.071
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of City proclamation. Tex. Gov't. Code §551.071
4. Routing:
Crystal Montano Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.D.
	DATE SUBMITTED	
	MEETING DATE	5/27/2025

1. Agenda Item: Consideration of Economic Development matters. Tex. Gov't. Code §551.087
2. Party Making Request:
3. Nature of Request:
4. Routing:
Crystal Montano
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: