



DESIGN-BUILD AGREEMENT-
RESTROOM FINISH OUT-
SYNERGY COMMERCIAL
CONSTRUCTION

RS-26-042

March 3, 2026

Background

- In August 2017, City Council approved a resolution accepting federal and state grant funding from the TxDOT–Aviation Division for the design and construction of a 10-unit box hangar facility at Skylark Field Airport.
- Although the original project included all 10 hangar units, bid results showed that available funding was insufficient for the full build-out. In coordination with TxDOT, the City poured the slab for all 10 units but constructed only eight, leaving two bays unfinished for future completion. The concrete slab also included the necessary plumbing to add a restroom at a later date.

Discussion

- In November 2025, the Aviation Department issued RFQ 26-15 for design-build services for two additional box hangars and a restroom at Skylark Field Airport. Four proposals were received on January 6, 2026, and evaluated by a selection committee comprised of Aviation staff.
- Synergy Commercial Construction was selected as the most qualified contractor for the project.

Discussion

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- Aviation staff, project consultants, and Synergy Commercial Construction met to establish design requirements for the restroom and associated site improvements.

Discussion

- Funding for the Box Hangars Finish-Out will be provided through the Bipartisan Infrastructure Law (BIL) Airport Infrastructure Grant (AIG) and Aviation Capital Improvement Program (CIP) funds.
- The restroom component will be funded through the TxDOT Routine Airport Maintenance Program (RAMP) grant revenue and Aviation CIP funds.

Discussion

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- After reviewing several conceptual plans, Synergy Commercial Construction developed and submitted a proposed Design-Build Agreement, in the amount of \$143,373.05, for completion of the restroom project.
 - ▣ Skylark TxDOT RAMP Grant: \$100,000.00
 - ▣ City Share (Aviation CIP) Fund: \$ 43,373.05

Recommendation

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- Staff recommends the City Council approve a design-build agreement with Synergy Commercial Construction, in the amount of \$143,373.05, for the design and construction of a restroom at Skylark Field Airport and authorize the City Manager or designee to execute all contract documents and any change orders or actions within the amounts allowed by state and local law.