



CITY OF CASTROVILLE CONSULTANT PRESENTATION

October 14, 2025

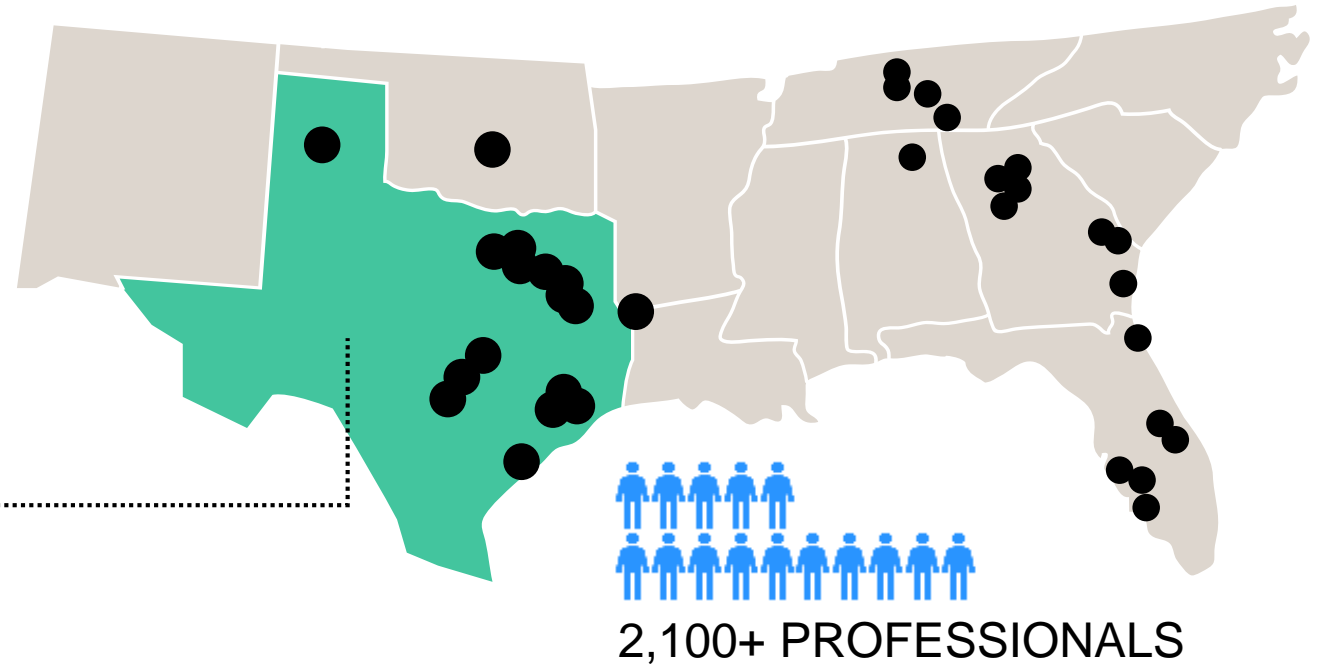
FIRM OVERVIEW

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KSA joined Pape-Dawson in 2024, combining **decades of expertise** in civil engineering, planning, aviation, and surveying **across Texas**.

Our multidisciplinary teams take pride in delivering development and infrastructure projects that make a positive impact on the communities we serve.

With more than **1,200 professionals in Texas alone**, we have the resources, experience, and relationships to deliver successful projects for the City.



#1 CIVIL ENGINEERING FIRM

- San Antonio Business Journal, Every Year Since 2005

AREAS OF SERVICE

We offer **comprehensive solutions for municipalities**. KSA/Pape-Dawson has provided professional services for cities across Texas for 60 years, ranging from **water/wastewater infrastructure** and **multimodal transportation projects** to **on-call environmental contracts** and **program management** services.

WATER & WASTEWATER

HYDROLOGY & HYDRAULICS

TRANSPORTATION & TRAFFIC

SURVEYING & GEOSPATIAL

GIS

ENVIRONMENTAL

PROJECT DELIVERY

STRUCTURAL

PLANNING


LANDSCAPE ARCHITECTURE

AVIATION


- Master Planning
- Airport Layout Plans
- Terminal Area Plans
- Paving
- Navigational Aids
- Structures
- Parking
- Fencing
- Aviation Management
- Assistance




AVIATION CORE STRENGTHS




ARCHITECTURE



PLANNING

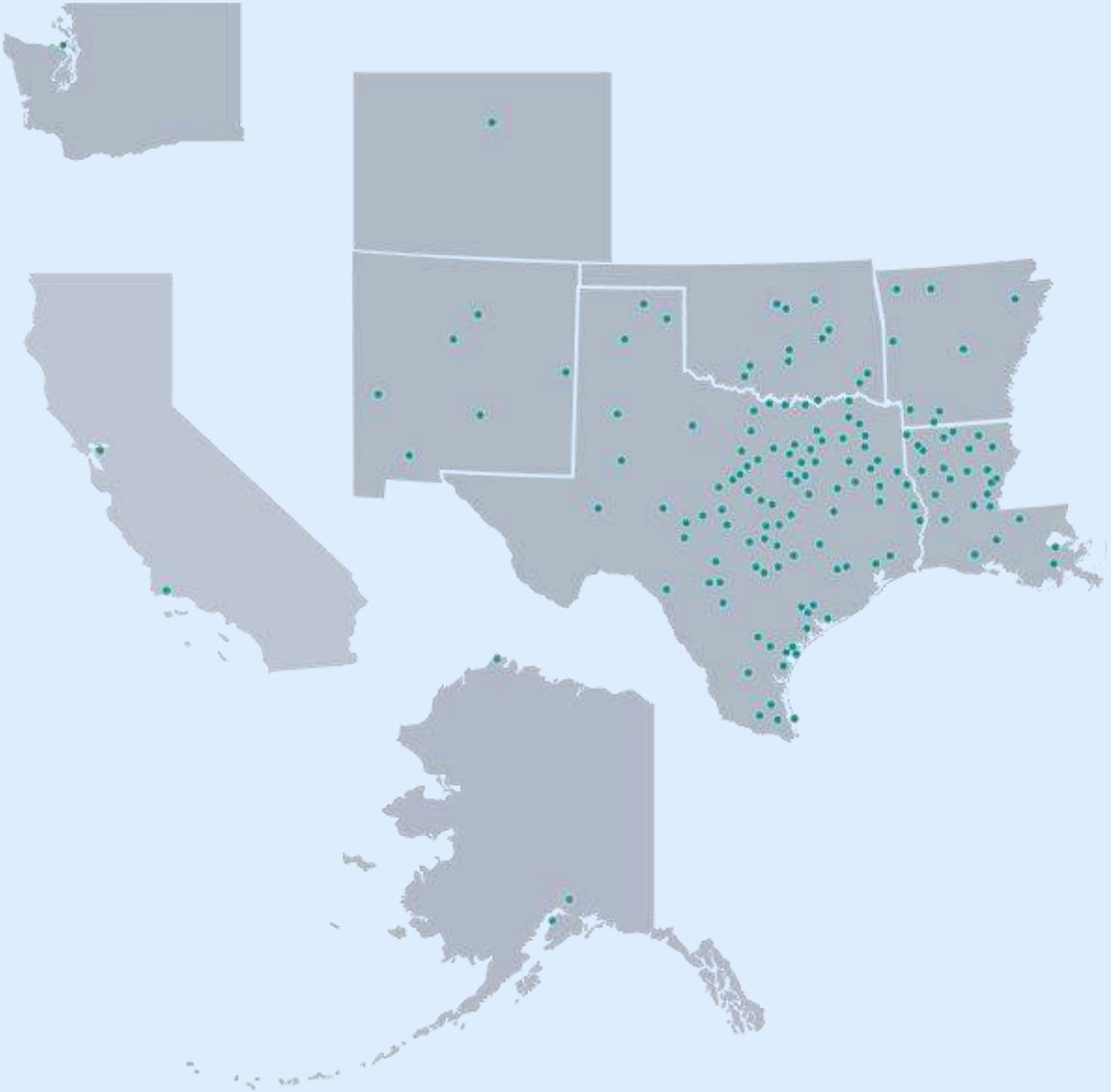


ENGINEERING



SURVEYING, MAPPING, GIS

Runway	
Construction/Rehabilitation	
COMPLETED AIRPORT ASSIGNMENTS BY TYPE	
Construction/Rehabilitation	144
Apron	128
Construction/Rehabilitation	101
Airfield Lighting/Signage	68
Drainage/Stormwater	65
Visual Aides/Navigational Aides	60
Access Road/Landside	80
Improvements	49
Fencing/Security	136
Hangars - Planning & Development	130
Airport Development Planning/ALP	37
Updates	15
Master Plans/Business Plans/ALP	42
Narrative	3
Fuel Farms	
SPCC/SWPPP	
Air Traffic Control Towers	
(ATCT)	



90% of KSA's \$1.3
Billion in airport
projects have been
completed with AIP
grants



#69

IN TOP 500 U.S.
DESIGN FIRMS

#56

IN TOP
PURE
DESIGNERS



2,100+
PROFESSIONALS

#6

IN TOP TEXAS
DESIGN FIRMS

- ENR Texas & Southeast,
2025

CASTROVILLE TEAM

KEY TEAM MEMBER



CRAIG PHIPPS, P.E.

Senior Vice President

33 years of experience

Areas of Expertise

- Project scope development, land use planning, CIP development, land acquisition, pavement management, cost estimating, safety and phasing plans, preliminary and final design, and construction administration
- Airport Master Plan projects, Airport Layout Plans, Airport Business Plans, and Airport Development Plans

Experience

- Joined KSA in 1992
- 33 years of civil engineering experience dedicated to aviation and municipal clients
- Skilled in design, construction management, and project management for variety of airport and municipal improvement projects

KEY TEAM MEMBER



MICHAEL MALLONEE

Vice President

20 years of experience
FAA Licensed Private
Pilot

Areas of Expertise

- Airport Master Plans, Airport Layout Plans, Airport Business Plans, and Airport Development Plans
- Community and Stakeholder Outreach

Experience

- Joined KSA in 2015 as an Aviation Planner with experience encompassing aviation planning, grant contract oversight, land-use compatibility, airport system planning, and regulatory compliance
- Previously managed the aviation planning and education program as a Principal Transportation Planner for the North Central Texas Council of Governments, which serves as the Metropolitan Planning Organization for the Dallas-Fort Worth area

- Served as **Project Manager for the Castroville**

KEY TEAM MEMBER



GRAYSON COX, P.E.
Aviation Engineer
18 years of experience

Areas of Expertise

- Airport funding, planning, and design with an emphasis on airfield pavement engineering
- Airspace analyses
- Property release requests

Experience

- Joined KSA in 2008 and has served as project manager or design engineer for two dozen Texas airports with improvements exceeding \$45 million
- Recent experience includes improvements at New Braunfels National Airport, Devine Municipal Airport, Roger M. Dreyer Memorial Airport in Gonzales, Stinson Municipal Airport in San Antonio, and **Castroville Municipal Airport**

KEY TEAM MEMBER



**NEIL HANER, P.E., PMP,
LEED AP, ENV SP**
Associate Vice
President, Aviation
23 years of experience

City of Castroville Consultant
Presentation

Areas of Expertise

- Airport infrastructure and facilities planning, design, estimating and construction administration.
- Registered Professional Engineer, certified Project Management Professional, and sustainable design consultant

Experience

- Over twenty years experience providing engineering and management of airfield projects for commercial, civil, and Department of Defense aviation clients
- Projects have included new and recapitalized aircraft maintenance hangars, pavement repair and rehabilitation, new taxiway and parking aprons, runway reconstruction, and security infrastructure
- Currently managing aviation design and construction for the City of Castroville, CA

KEY TEAM MEMBER



**MICHAEL MITCHELL, Ed.D,
C.M.**

Senior Aviation Planner
11 years of experience
FAA Instrument Rated
Pilot

Areas of Expertise

- Airport Master Plans, Airport Layout Plans, Airport Business Plans, and Airport Development Plans

Experience

- Joined KSA in 2016 as an Aviation Planner
- Has contributed to projects at Dallas Fort Worth International Airport, Dallas Love Field, Chicago O'Hare International Airport, William P. Hobby Airport, Ellington Field (Houston), Key West International Airport and North Perry Airport (Hollywood, FL)
- Project experience includes runway reconstructions, terminal planning, forecast planning, and capital improvement programs
- Worked on Integrated Air Cargo Master Plan for Dallas Fort Worth International Airport

KEY TEAM MEMBER



DAVID KIRKPATRICK

Aviation Planner

18 years of experience

Areas of Expertise

- Airport planning, aviation project management, client relationship management, and strategic planning
- Certified in fixed-wing, rotor-wing, and commercial aviation

Experience

- Previously served as Business Operations Project Manager for TxDOT Aviation Division, where he coordinated and managed airport development projects, ensuring compliance with FAA regulations and alignment with the statewide air transportation plan
- Managed 40+ aviation projects valued at \$43.5 million and developed training programs to enhance efficiency and client engagement
- Previously served as **Airport Manager at the City of Castroville** and Aviation Maintenance Program Manager at the United States

CURRENT PROJECTS

OUR EXPERIENCE IN CASTROVILLE

KSA has assisted the City of Castroville at the Castroville Municipal Airport since 1996.

Airport projects are typically funded through TxDOT and are not awarded under the general services contract. Our initial project was an upgrade to nearly all pavement and electrical facilities at the airport.

The following slides include our completed projects for Castroville Municipal and a short description of the improvements.





CASTROVILLE AIRPORT - 1995

PROJECT

**RECONSTRUCT RUNWAY 15-33,
 PARALLEL TAXIWAY,
 CONNECTOR TAXIWAYS, AND
 TERMINAL APRON**



OVERVIEW

KSA was selected by the City to design reconstruct existing pavements, construct full parallel taxiway and replace runway lighting.



DATE / BUDGET

1998 / \$1,252,000



CASTROVILLE AIRPORT - 2009

PROJECT

RUNWAY AND PARALLEL TAXIWAY EXTENSION, PAVEMENT REHABILITATION, PAPI-2'S, AND RUN-UP AREAS



OVERVIEW

KSA was selected by the City to design a 400-foot extension to Runway 15-33 and the parallel taxiway. Improvements also included rehabilitation of all airport pavements, relocation of County Road 4711, installation of Precision Approach Path Indicators (PAPI's), reconstruct aircraft parking apron



DATE / BUDGET

2015 / \$2,305,000



CASTROVILLE AIRPORT - 2014

PROJECT

BOX HANGARS



OVERVIEW

KSA led an improvement bid for a box hangar complex. A total of eight box hangars were designed with alternatives to construct six, seven, or eight units.

In addition, we completed a USDA 10-unit



DATE / BUDGET

2014 / \$490,000

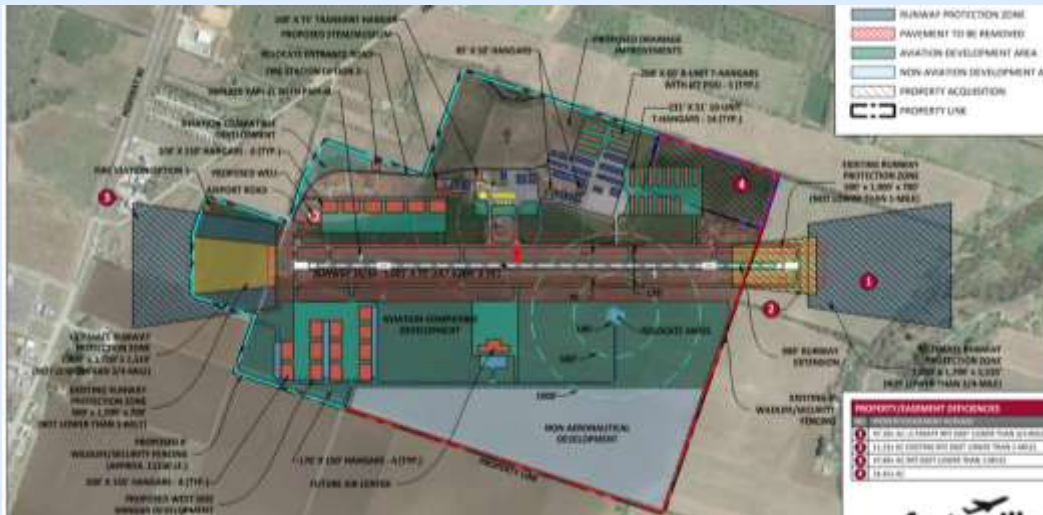
2022 / \$1.7M



CASTROVILLE AIRPORT - 2025

PROJECT

AIRPORT LAYOUT PLAN UPDATE



OVERVIEW

The FAA requires that an up-to-date Airport Layout Plan be on file with future capital improvements depicted. KSA prepared an Airport Layout plan update which included the future runway extension and terminal



DATE / BUDGET

2022 / \$229,500

BUDGET SNAPSHOT

- ***NO ACTIVE PROJECTS***

COORDINATION/ NO DUPLICATION

COORDINATION/NO DUPLICATION



Unified Pape-Dawson and KSA team providing comprehensive support across infrastructure and aviation.



Collaborative approach that streamlines coordination and minimizes overlap among consultants.



Integrated resources deliver cohesive, long-term results aligned with the City's vision.

RISKS/NEEDS

NEEDS



As the City looks ahead, several opportunities exist to enhance long-term airport functionality and maintain infrastructure integrity.

- **Runway Resurfacing** to meet pavement life expectancy.
- **Runway Lighting** to update from incandescent to energy efficient LED
- **Full depth Apron Pavement Repair**
- **Additional Taxiway Paving on South End** for safety and hangar development
- **Future FAA/TXDOT funding cycles** that will require timely planning, permitting, and environmental work
- **Council guidance** on development priorities to strengthen upcoming grant applications or for the City to act as agent on future projects



RISKS



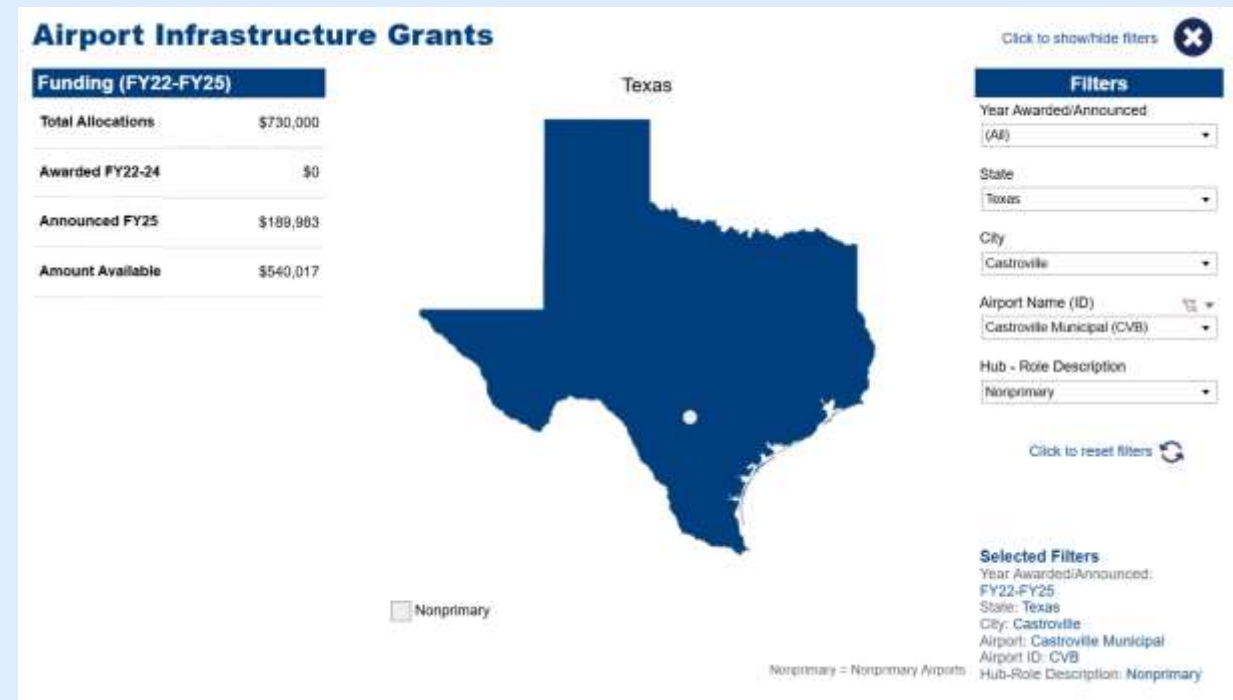
If projects are not prioritized, the City could lose grant funding. **This is where our team can step in to help.**

NPE

- \$150,000 yearly not to exceed a \$600,000 total
- Castroville likely has all four years available for a total project contribution of \$600,000

AIG

- FY22 \$159,000 (likely used on drainage study)
- FY23 \$145,000 (May 2026, use or lose)
- FY24 \$144,000 (May 2027, use or lose)
- FY25 \$282,000 (CVB moved from Local to Regional in the NPIAS granting a larger allotment) (May 2028, use or lose)



OUTCOMES/ SUCCESS MEASURES

THANK YOU



CRAIG PHIPPS,
P.E.
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