



Building Momentum in San Antonio: Butler-Cohen's Work at Somerset Academy



Sean Butler's 25 years of experience overseeing all phases of design and construction, combined with Eric Cohen's legal focus on business operations and project development, laid the foundation for **Butler-Cohen Design + Build**. Butler, a seasoned construction professional, and Cohen, a veteran Texas construction attorney, founded the firm in 2014 in Deer Park, Texas. Together, they have designed, developed, and managed construction projects across a wide range of industries throughout Texas.

Since its inception, Butler-Cohen has grown steadily, expanding from smaller early projects into complex, multi-million-dollar developments statewide. Headquartered in Houston, the firm supports projects across Texas through regional operations, including a strong and growing presence in San Antonio.

What began as a two-person company has grown into an organization of more than 80 professionals supporting commercial, education, industrial, and government work. Under Butler and Cohen's leadership, Butler-Cohen has delivered more than \$1 billion in construction projects by emphasizing transparency, communication, collaboration, and safety.

Butler-Cohen specializes in commercial, industrial, education, and public-sector construction, with extensive experience delivering office spaces, community facilities, and educational environments. The firm has completed numerous charter, preparatory, and public-school projects, including several in the San Antonio area, and works closely with Texas counties on facilities such as arenas, annexes, sheriff's offices, and detention centers. Butler-Cohen's expansive project footprint allows it to pull resources from all over Texas to successfully complete projects.

The firm's growth is supported by a team of dedicated professionals committed to problem-solving and value-driven construction. One early example of this approach was the Texas City ISD Industrial Trades Center, a 30,000-square-foot educational facility completed in 2017. Butler-Cohen worked closely with the owner to redesign the project and align it with the original budget—an approach that continues to guide the firm's education work today.

San Antonio represents a key area of strategic growth for Butler-Cohen. Joshua Contreras leads Butler-Cohen's Central Texas team in San Antonio. The company established a presence in the city during the construction of the Bexar County Jail Expansion in 2018 and has continued to strengthen relationships with local contractors, subcontractors, and clients. These partnerships have enabled Butler-Cohen to deepen its footprint and successfully deliver projects throughout Central and South Texas.

Notable projects include the Bexar County Adult Detention Center – South Tower in San Antonio; Essence Preparatory Public School in San Antonio; Aransas National Wildlife Refuge in Austwell, Texas; the expansion of the Atascosa County Jail and Sheriff's Office and the Coryell County Annex in Gatesville, Texas.

Currently, Butler-Cohen Project Manager **William Northcutt** and Superintendents **Byron Sachs** and **Bobby Rheums** are overseeing construction of the Somerset Academy project, working closely with **Element Architects** and the project's owner, **Somerset Academy Texas**.

The Somerset Academy Texas project includes a new 51,000-square-foot, two-story, tilt-wall charter school being constructed as Phase 1 of the campus. The

project is scheduled for a 13-month construction timeline and is expected to open for the 2026–2027 school year at an estimated cost of \$18 million. The facility will feature 28 classrooms, a cafeteria, administrative offices, and shared common spaces, along with a detention pond at the front of the site. Phase 2 will include a new K–8 educational building and associated site work and infrastructure.

Careful planning and coordination were required for the erection of the tilt-wall panels due to site and staging constraints. The team also coordinated right-of-way modifications to address anticipated traffic impacts once the school becomes operational, with portions of the work completed at night to minimize disruption.

Approximately 80 percent of site excavation consisted of limestone, allowing on-site material to be reused as select fill. The project was also subject to a strict noise ordinance, limiting construction activities to between 7:00 a.m. and 9:00 p.m., requiring close coordination with the surrounding San Antonio community.

Butler-Cohen has enjoyed working with Somerset Academy Texas, Element Architects, and Kimley-Horn on the project. A collaborative Owner-Architect-Contractor process allowed field-identified issues to be addressed efficiently, supporting steady progress and informed decision-making.

As Butler-Cohen continues to expand its San Antonio presence while delivering projects across Texas, the firm remains committed to partnerships rooted in transparency and collaboration. Headquartered in Houston, Butler-Cohen Design + Build serves clients statewide, with regional offices supporting operations in San Antonio and West Texas. -cwr



Rendering of Somerset Academy

ASA Ladies Mixer

The American Subcontractors Association (ASA) San Antonio hosted its ASA Ladies Mixer on March 15 at Copa Wine Bar in celebration of National Women in Construction Week.

The event brought together women from across the local construction industry for an evening of networking, camaraderie, and celebration. Attendees

enjoyed wine, light bites, games, and door prizes while connecting with fellow professionals and recognizing the important role women play in the industry.

Women in Construction Week highlights the growing impact and leadership of women in construction and related fields. ASA San Antonio organized the mixer to provide an opportunity for

members and guests to build relationships and celebrate the contributions of women within the industry.

ASA San Antonio extends its thanks to the event sponsors and to everyone who attended and helped make the evening a success. *Photos courtesy of Mary C. Haskin Photography*



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Jordan Foster Executive Encourages ABC's LOGIC



To culminate their tribute to Women In Construction, the guest speaker for March's *Associated Builders & Contractors (ABC) South Texas Chapter's LOGIC* meeting was fitting. Tricia Kagerer entertained the packed room with her humor, candid stories from when she first started, and of course inspiring snippets from her book, *The B Words*. Tricia rose to the executive level ranks of the historically male-dominated

construction industry to find herself in a lonely place as the only woman in the room. Kagerer reminded the audience that "one brave moment can become a belief." Tricia serves as the Executive Vice President of Risk Management for Jordan Foster Construction, a large general contractor performing civil and building work across Texas. ABC was grateful for her time, sharing her experience and wisdom.

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In 1982, **Bill Heine** along with a handful of others founded **American Constructors**, which focused primarily on downtown mid-rise office buildings for private developers. Shortly thereafter, American Constructors grew to a staff of ten, and today the company employs 160 talented professionals specializing in commercial construction and construction management, including: general contracting, construction management, pre-construction services, design-build services, facility assessment and maintenance, concrete construction and self-perform work, complex commercial and institutional projects. Their main sectors of expertise include education, healthcare, manufacturing, high-tech facilities, and office.

As the market and Central Texas continued to evolve, American Constructors, led by **Marty Burger**, Chief Executive Officer (CEO); **Joe Charlton**, Chief Operating Officer (COO); and **Joe Moore**, Chief Financial Officer (CFO); expanded into larger, more complex projects, including K-12 and higher education, healthcare and manufacturing projects. Over nearly 45 years in business,

the company has grown into a full-service general contractor with a large professional staff and field workforce.

Earlier this year American Constructors was named a Top Performing Contractor by Associated Builders & Contractors (ABC) based on achievements they received in safety, quality, talent management, merit and project excellence. All top performers received ABC's Safety Training and Evaluation Process (STEP) Gold status or higher in 2025. Those on the list also had zero safety-related fatalities from Jan. 1 to Nov. 1, 2025. American Constructors proudly achieved the STEP Diamond last year which is the highest level of safety accreditation a company can acquire by ABC National.

American Constructors' combination of deep experience, technical expertise, and a strong commitment to both clients and the community has set them apart. With more than 40 years of experience in Central Texas and \$2.5 billion in completed projects, the company has built a reputation for delivering high-quality results while maintaining a client-first approach to every project. Additionally, American Constructors

brings technical expertise in design-build concrete construction, efficiently managing projects from concept through completion. This capability, combined with extensive experience handling complex developments, brings innovative solutions and dependable execution to every project. The company is deeply invested in the communities it serves, with a strong tradition of philanthropy that has raised more than \$2 million for local charities supporting children and families.

"This recognition by ABC National affirms American Constructors' company-wide mission of safety, quality and excellent client service," says Burger. "We have an incredibly talented team of employees, field staff, subcontractors and project partners. Without them, none of this would be possible. We're honored to be recognized as one of the top contractors in our region and look forward to what the future holds."

Headquartered in Cedar Park, TX, American Constructors is well-known for serving the central Texas market. Their primary focus has always been a 90-mile radius from Austin, TX, allowing them to focus on their community. -cwr

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Golfing in the Quarry

The start of a chilly morning turned out to be a beautiful day, and a perfect day to play golf for the San Antonio Chapter of Associated General Contractors (AGC) who could not have planned it better for their Annual Golf Tournament.

The event was held on Mar. 18 at The Quarry Golf Club. With over 200 golfers, AGC offered two tee times. The first group of over 140 golfers teed off at 8:00 am, while the second group teed off at 1:30. Both groups enjoyed a delicious box lunch and an opportunity to network with other golfers before the award ceremony for each flight. Of course, none of this would be possible without the generous support from their sponsors, players, and the hard-working AGC staff and dedicated volunteers. *Photos courtesy of Mary C. Haskin Photography. -cwr*



Women's Longest Drive, Afternoon Flight



1st Place Net, Afternoon Flight



1st Place Gross, Afternoon Flight



3rd Place Net, Afternoon Flight



Women's Longest Drive, Morning Flight



1st Place Gross, Morning Flight



1st Place Net, Morning Flight



2nd Place Net, Morning Flight



3rd Place Net, Morning Flight



Longest Drive, Morning Flight

Morning Flight Winners:

1st Place Gross: Vulcan Materials, Score 58 - Tommy Hughen, Mark Lopez, Edward Trevino, and John Escobedo

1st Place Net: Nunnelly, Score 52 - Rodney Vallance, Kyle Wisniewski, Victoria Martinezm, and Matt Fischel

2nd Place Net: Core Electrical Group, Score 53 - John Barber, Matt Lindley, Edmund Rios, and Mark Aguilar

3rd Place Net: Hays Electrical Services, Score 55 - Cray Bruell, Josh Friske, Keigan Tatek

Women's Longest Drive: Kasey Olenick, Joeris General Contractors

Men's Longest Drive: Keigan Tatek, Hays Electrical Services

Golf Ball Launcher #14: Casey O'Brien, Guido Construction

Afternoon Flight Winners:

1st Place Gross: ERW Site Solutions, Score 54 - Jessica Smith, Eric Chandler, Justin Mercer, and Ewin Dugan

1st Place Net: Frost Bank, Score 50 - Mark Misenhimer, Hunter Grones, Louis Roney, and Matt Garza

2nd Place Net: Terracon, Pape-Dawson, Gap Texas, Jordan Foster, Score 52 - Rudy Bazan, Noah Almanza, Harold Oliver, and Gabe Lopez

3rd Place Net: Hayden Paving, Score 53 - James Russell, Robbie Bott, Fred Beltrame, and Kris Kidwell

Women's Longest Drive: Audrey Cunningham, Xypex Chemical Corp.

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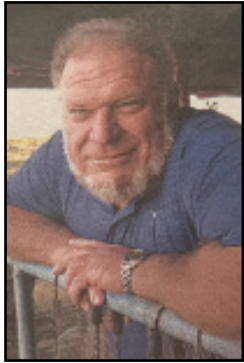
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The Great Outdoors



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Since 1981, Ken Milam has been guiding fishing trips for striped bass on Lake Buchanan in the Texas Hill Country.



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So, Spring Break is winding down as I write this! Whew, it was a busy week!

I apologize to anyone we were not able to find a fishing trip for during Spring Break. That one week a year there are simply never enough boats to go around. Don't despair though if you missed it. Spring Break is usually just the very beginning of the fishing season and as the water continues to warm up the bite just gets better. The best of the year is yet to come and there are plenty of summer fishing trips available!

It looks like we are in for a good year for all species of fish here on Lake Buchanan. Most of the established crappie fishing spots were lost during the three years of drought and refilling flood. Our crappie bite has been slow to heat up so far. The bass are plentiful and getting nice, healthy, and hungry. Catfish have already got quite a following among the local fishermen. The stripers and hybrids coming in from our fishing trips are nice and round too. Everything is feeding well, growing, and spawning like mad. We even had a bunch of needle nosed gar that spent 3 days spawning on a shallow rock pile by my house.

It is so good to see the lake coming full circle after the drought. Now we are coming to the best part. The lake is healed up, fertile and nurturing the fish populations. We see that pattern often in lakes

that were extremely low and had rebounding lake levels. Some of the largest fish we have seen in a long time will be caught in the next few years. For the lakes that are still suffering low water levels, hang in there. The rain will come and your lake will come back better than ever too.

It is a wonderful thing to see the lakes seeming to bloom right along with the fresh new leaves on the trees and the abundance of wildflowers. Hill Country Bluebonnets and Indian Paintbrushes need a good shower to be at their best this year, but the weather forecast is hinting that may come in a few days.

You have some time to get out and catch fish and see the countryside at its best. Just don't wait too long to make reservations because things are booking up early this year. If you need Mother's Day or Father's Day trips or one for your graduate this summer, you need to be calling before someone else does!

We always enjoy seeing the families that visit us at least once a year. We get to see the kids learn to fish and grow up fishing and spending good family time on the water. These days we all get so busy that those trips are priceless, and we feel lucky to be able to help make them happen. Nothing compares to the happy squeals and hollers of a kid when we yell, "fish on!!!" and watch the fun begin!

Chasing Giants at Lake O.H. Ivie

Haley Mathews, Vice President Construction News



Fishing O.H. Ivie Lake this time of year is all about one thing—big largemouth bass pushing shallow to spawn. As the fish move onto the flats, anglers approach it in different ways. Some prefer to lock onto a single fish on a bed using forward-facing sonar and spend hours trying to trigger a bite. It's a method that works—and works well for some—but it's just not my style.

I'm not knocking it. It's just not for me.

I like to use ActiveTarget to confirm there are quality fish in the area, but once we see them, we put the electronics down and start fishing. At that point, it becomes instinct, experience, and covering water—not staring at a screen.

O.H. Ivie isn't a lake you fish for numbers. You fish this lake because it gives you a legitimate shot at a true giant.

A double-digit bass is always the goal. But the ultimate prize is a ShareLunker—a fish weighing 13 pounds or more that qualifies for the Texas Parks and Wildlife ShareLunker program and gets transported to the hatchery for spawning.

I've seen a few of those fish come across the scales at Elm Creek RV and Campground, and it's something you don't forget. A bass that size doesn't even look real—it looks like something out of a different world.

On my most recent trip, everything came together.

Targeting those spawning areas, staying mobile, and trusting the process paid off—I was fortunate enough to land another double-digit bass—a fish that weighed 10.33 pounds but measured only 24 inches long, a true example of how thick and healthy Ivie fish are.

That's what keeps you coming back to Ivie. Not the numbers. Not the easy bites. But the chance—every cast—that the next fish could be the biggest one of your life.

The Nitsche Group rolled up their sleeves to support those with big dreams and even bigger hearts! Sarah Kean, Lindsay Kana and Lindsey Vinklerek recently volunteered with the Down Home Ranch, by helping their team prepare for the first Spring Plant Sale of the season! Proceeds from the sale help fund the Ranch's mission to empower people with disabilities through meaningful work, community, and purpose.



Lindsay Kana, Lindsey Vinklerek, Sarah Kean and Sonya with Down Home Rancher



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The Great Outdoors

Spot-and-Stalk Tactics

Green-up conditions, roaming herds and midday movement redefine how hunters find success from the Hill Country to West Texas

While most Texas hunters pack it in after whitetail season, spring quietly delivers one of the most productive hunting windows of the year. With no closed season on most exotic species and a major shift in animal behavior tied to spring conditions, March through May offers a unique mix of opportunity, mobility and trophy potential.

The key is understanding that spring is not a continuation of winter—it is a complete reset in patterns.

The Green-Up Changes Everything – The single most important factor in spring exotic hunting is new forage. As seasonal rains return and temperatures rise, fresh grass and browse spread across the landscape. Animals that were once tied to feeders and limited food

sources begin to scatter and roam more freely. This creates two immediate changes in behavior. First, feeder patterns weaken significantly. Second, spot-and-stalk hunting becomes far more effective than stationary blind setups.

Axis Deer Take Center Stage – Axis deer are the cornerstone of spring exotic hunting in Texas. Unlike whitetail deer, axis operate on multiple rut cycles throughout the year. That means hard-horned, rutting bucks can be found well into the spring months. It is common to see bucks actively trailing does, multiple mature stags grouped together and consistent movement even during midday hours.

Aoudad Offer a True Spot-and-Stalk Challenge – For hunters seeking a more physically demanding experience, spring is prime time for aoudad in West Texas.

Open-Country Exotics Require a Different Approach – Species such as blackbuck and oryx prefer wide-open landscapes and rely heavily on their eyesight for defense.

Hogs Remain a Constant Opportunity – Feral hogs continue to provide consistent action throughout the spring months.

Midday Movement Is Often Overlooked – Many exotics, particularly axis deer and aoudad, do not limit movement to dawn and dusk. Spring conditions often produce strong midday activity.

Regional Breakdown Across Texas – The Hill Country remains the top destination for overall opportunity. South Texas provides more managed hunting environments, while West Texas delivers the most rugged hunts.

Bottom Line, spring in Texas is not an offseason. It is a tactical window that offers some of the most dynamic hunting opportunities of the year.



April Fools... Or Finally Spring on the Water?



I think we can finally breathe a little easier and say we may be done with those random late north winds. Hopefully, that's not an April Fools' joke for everyone planning to hit the water.

If the north wind truly stays away, we'll start to see water levels build back up after being lower than normal for a little longer than expected. That's great news for anglers. Reefs that have been too shallow to consistently hold fish should begin to come alive again, and those big sand pockets around the islands—

areas that haven't had much water—will start heating up in a hurry.

As water temperatures rise, it's time to start thinking beyond the shrimp that served us so well through the colder months. This is when I begin mixing in other baits like pin perch and mullet, both cut and live. That said, it's always smart to keep an extra pound or two of shrimp on board—you never know when you'll come across a school of black drum cruising the flats.

If you're working an area and notice shad

flipping in a nearby channel, don't hesitate to ease over and net a few. Fresh shad can make all the difference and often trigger bites on an otherwise slow day. A fast-sinking cast net works best for loading up quickly, but be careful not to let it hit the bottom—you might find out the hard way what's lurking beneath them in the channel, and it's usually not a school of trophy redfish.

Stay safe out there, and keep those lines tight.



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The Great Outdoors

Spring Thunder



Pressured birds, changing weather and wide-open terrain demand a more calculated approach. The hunters who consistently find success aren't just calling—they're adapting.

The key to success is understanding the Spring Shift. Turkey season in Texas revolves around one key factor: the breeding cycle. Early in the season, gobblers are vocal and responsive as they compete for hens. As the season progresses and hens begin nesting, gobblers become more isolated and often more callable.

Roosting birds is half the battle and locating birds on the roost gives hunters a major advantage. Gobblers often return to the same areas along creek bottoms, oak motts and field edges.

Calling discipline matters - overcalling is one of the biggest mistakes. Start soft, call less as birds approach, and force the gobbler to close the distance.

Remember, mobility over patience. Texas terrain rewards hunters who move. Reposition based on gobblers and cover ground when birds go quiet.

Midday can be prime time and late morning into early afternoon often produces strong opportunities as hens leave gobblers. Having a decoy strategy keep setups simple. A hen or hen and jake early, scaling back

later in the season. Wind, fronts and temperature shifts all impact gobbling activity. Adjust accordingly.

Regional Breakdown

Hill Country offers strong numbers and mobility. South Texas provides open terrain. East Texas requires tighter setups. Spring turkey hunting in Texas rewards mobility, patience and discipline. Hunters who adapt to changing conditions will consistently find success.



Spring in Texas means one thing to turkey hunters—the woods are about to come alive. As daylight stretches and temperatures climb, Rio Grande gobblers begin their annual ritual of strutting, gobbling and searching for hens. But while the action can be electric, success in Texas is rarely easy.

Clay Shoot & BBQ Cook-Off Honoring Vets

With over 70 shooting teams and 23 BBQ Cooking Teams, this year's Clay Shoot & BBQ Cook-Off for Associated Builders & Contractors (ABC) South Texas was one for the books. With perfect weather, good food and lots of networking, a great day was had by all. A special shout out Sabine Bell SMSgt with the USAF for beautifully singing our national anthem. Thank you to our FLI Chair Kyle Reding and Co-

Chairs Cole Wick and Tegan Wyld for leading this event.

We would like to recognize our winners from this fun event. First off, our Clay Shooting Team winners. For the red course, ADKF (1st), Travelers Bond (2nd) and Joeris General Contractors (3rd). The yellow course winners are as follows: Capital Farm Credit (1st), Pro Star Roll Off Dumpsters (2nd) and Acrisure Team 1 (3rd). Individual Awards went to Stephen Ethridge (Yellow),

Mike Mullholand (Red), Karen Gulick (Yellow) and Kiersty Shepherd (Red). Top Veteran Shooter for the day went to Tyler Johnson.

A record number 23 teams participated in the BBQ Cook-Off portion of the day. The chapter genuinely appreciated the time and talents from the companies. Congratulations to the following on their accolades and bragging rights.



1st Place Red



1st Place Yellow



2nd Place Red



2nd Place Yellow



3rd Place Red



3rd Place Yellow



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Haley Mathews, Vice President Construction News



recently had the privilege of getting a tour of **TNT Crane & Rigging's** new storage facility located in Central Texas. **Johnny Johnson** had a vision, and after five years in the making, that vision is now a reality.

What stood out immediately is how TNT has evolved beyond traditional lifting services into a fully integrated, turnkey provider supporting complex projects such as data centers, semiconductor facilities, HVAC infrastructure, and advanced manufacturing.

TNT now offers 3 types of secured industrial storage, outdoor, indoor and Climate-Controlled Storage Sets New Industry Standard

A key differentiator in TNT's expansion besides specialty rigging and machinery moving services is its climate-controlled storage facility, engineered to maintain a consistent median temperature of 74 degrees year-round—even through peak Texas summer conditions. This environment is critical for high-value and sensitive equipment. The facility currently houses what is described as the world's largest walk-in MRI machine, underscoring TNT's ability to handle and protect highly specialized assets.

The building incorporates demising wall construction, indoor protection for weather-sensitive equipment, and oversized bays for large or irregular

freight. Security and safety protocols include full camera surveillance systems, fire alarm and suppression systems, spill kits, fire extinguishers, and clearly marked first aid and eyewash stations.

Turnkey Model Driving Efficiency on Major Projects

TNT's evolution into a turnkey provider is reshaping how complex lifting and logistics services are delivered across large-scale construction projects.

Rather than contractors relying on multiple vendors for their crane, machinery moving, logistics and industrial storage, TNT consolidates all of these operations under a single provider—streamlining coordination and improving jobsite safety, efficiency, and profitability.

This approach reduces project complexity, minimizes scheduling conflicts, and lowers risk across large-scale construction sites.

Advanced Equipment Handling and Inventory Tracking

The facility supports precision equipment handling using specialized tools including versa lifts, heavy-capacity industrial trucks, robotic skates, rail systems, and gantry setups. TNT is adding additional gantry systems to complement their inventory including up to 1100ton systems through upcoming capital investment.

Inventory management is handled through a

Bluebeam-based tracking system that allows real-time visibility, arrival condition documentation with photos, immediate client notification of damage, and full 360-degree inspections.

Scaling Storage and Logistics Across Central Texas and Beyond

TNT currently operates approximately 200,000 square feet of storage in Central Texas, with additional facilities in Atlanta, Dallas, Denver and Houston. Further expansion is underway to meet growing demand driven by industrial and technology projects.

Sales Strategy and Market Expansion

TNT has aligned its sales strategy to integrate storage and logistics offerings across the organization. Sales personnel are equipped to offer storage solutions supported by a commission structure. The company is planning open house demonstration events to showcase capabilities including heavy lift demonstrations, machinery moving systems, and storage technology.

Looking Ahead

As major projects continue to expand across Texas, TNT's integrated approach positions the company as a key partner in delivering safe, efficient, and scalable solutions. From lifting and rigging to climate-controlled storage and logistics, TNT continues to evolve as a leader in construction support services.



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P • R • O • J • E • C • T

Laredo South 2, Comanche Ranch Border Wall Project



Alamo Crane's LTM 1650-8.1, 770-ton Liebherr crane team picking a 120-ft. steel truss bridge with Alamo Crane's LTM 1300-6.2, 360-ton Liebherr crane.

Over the course of its 47-year history, **Alamo Crane Service Inc. (ACS)** has worked on a multitude of bridge projects. From small to large pedestrian bridges to road and highway bridges, ACS has performed critical lifts for precast beams, girders, and heavy infrastructure installations.

ACS assisted in the construction of two steel truss bridges along the Texas border as part of the Laredo South 2, Comanche Ranch Border Wall project. Each bridge site had five concrete beams and one steel beam. The concrete beams weighing 50,000 lbs. each required a 75-ft working radius. The 38,000-lb steel beam also required a 75-ft radius. Due to the job's topography, it was necessary to tear down and rebuild ACS's LTM 1300-6.2, 360-ton Liebherr crane when moving from one location to another.

Months later, ACS would return to begin setting the components for the new bridges. At the customer's request, ACS again used its 360-ton hydraulic Liebherr crane to begin constructing the first of the two steel truss bridges. Their components were fabricated in Coolidge, AZ and delivered to the site on 10 legal truckloads.

The first was 120 feet long. Once the bridge was fully constructed, ACS's LTM 1650-8.1, 770-ton Liebherr crane assisted in setting the 290,000-lb. steel bridge using a team-pick maneuver, across a creek feeding into the Rio Grande River south of Laredo.

The second steel truss bridge was 195 feet in length, weighing 315,000 lbs. Again, using our LTM 1300-6.2, ACS assisted our valued customer to assemble most of the bridge

on false work that included "launching rails" and Hilman rollers. The launching rails extended 50 feet past abutment one and were supported by a pair of 400 kip shoring towers on three drilled shafts. After the truss was assembled, the bridge was jacked up and lowered onto the 14 Hilman rollers. The bridge design allowed the team to cantilever about 70 feet past the shoring towers. On the abutment two side of the creek, ACS's LTM 1650-8.1 (in Luffer) was set up on four drilled shafts, about 20 feet in front of the abutment. The pick was started by gently pushing the truss until it was cantilevered about 45 feet past the end of the launch rails. At that point, ACS's LTM 1300 flew a rigger, in a man basket, out to the abutment two end of the truss to rig the LTM 1650-8.1 to the truss. The truss was pushed another 20 feet before both cranes picked the piece and set it on its bearing pads. -cwr



View of the bridge from Alamo Crane's LTM 1300-6.2, 360-ton Liebherr crane.



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S • H • O • W • C • A • S • E

The NVC Cypress Cultural Center of Excellence



North Building planters



Lago Room rendering



Overall rendering



South Building exterior

With a vision for excellence, **Joe Vaughn** founded **J.T. Vaughn Construction LLC** in 1988, specializing in complex commercial healthcare, research, and higher education projects.

Headquartered in Houston, TX, Vaughn Construction has regional offices in Lubbock, San Antonio, Dallas-Fort Worth, Austin, Rio Grande Valley, and Bryan-College Station. The company recently opened its first out of state office in Topeka, Kansas in 2025.

Vaughn Construction's first project was the installation of a new MRI unit at the Hutcheson Medical Center in Fort Oglethorpe, GA. This project helped open the door for Vaughn Construction to perform its first MRI installation in the Texas Medical Center in Houston, TX in 1990.

In 1991, Vaughn built its first multi-story concrete structure project with an interior build-out of the seven-story Shriners Hospital for Children in Galveston, followed by a 149,000-sf expansion to the University of Houston-Downtown's Academic Student Services Building in 1995, which were some of their first major projects.

Vaughn continued to build momentum throughout the 90's and into the early 2000's, marking major project wins to include: St. Joseph Rehabilitation Hospital in Bryan, one of the largest high school campuses in Texas - a 490,000-sf high school for Pasadena ISD, a bio-safety level 4 laboratory for UTMB in 2004, and a 20-story, 660,000-sf courthouse for Harris County which was completed in 2005. These projects were paramount to Vaughn's continued expansion and are a major reason Vaughn Construction is seen as a leader of the industry in the commercial healthcare, research, and higher education sectors. Vaughn first started work in the San Antonio market in the early '90s for clients such as University Health System, UTSA, and Warm Springs Hospital and

established an office in 1998. In 2006, Vaughn built a permanent office to facilitate its continued regional growth.

The company began working on the Northwest Vista College Cypress Cultural Center of Excellence Renovation in Oct. 2024 and is currently on schedule to complete the \$30 million expansion and renovation project in the second quarter of 2026.

The NVC Cypress Cultural Center of Excellence Renovation is a combination of renovation and expansion to two interconnecting structures, the North Building (Building 17) and the South Building (Building 18), as well as exterior and site improvements. The two-story North Building will receive a 37,808 -sf renovation to include new offices, collaboration, tutoring, computer, and makerspace areas. The 19,644-sf single-story South Building will include a new kitchen, servery, and dining space as well as the addition of the Lago Room - a multi-functional gathering space. The Lago Room is a structural addition that will expand the current event space of the South Building and will become the main event space for Northwest Vista College.

Some of the exterior improvements include new landscaping with large planter beds, addition of flatwork to include large concrete "patios" that enhance the exterior of the building, adding space for students to relax in the shade and doubles as additional event space with exterior lighting located on the Lago Vista waterfront.

Exterior materials used on the project include a metal wall panel façade, large concrete planter beds finished with 5/8-in. thick Corten steel, new SBS modified bituminous membrane roof on both buildings, aluminum curtain walls with large spanning glass to enhance the view from inside the building, and Timbertech PVC decking on the underside of the new pedestrian bridge that ties the North and South Buildings together, also serving as

the main MEP pathway between both buildings. Interior materials used include exposed and painted structural steel, polished concrete flooring, tile within restroom areas and at key/high traffic millwork locations, RACO frame/glazing entrances to office spaces and tutoring pods, suspended wood-look baffle system with intricate design within the Lago Room for sound dampening and aesthetics, and metal-torsion spring lay-in ceilings within key tutoring and classroom areas.

Renovations, especially renovations that occur on an occupied and operational campus, presented an obvious challenge for the Vaughn team. But the main challenge and number one priority for Vaughn was the safety and welfare of the current student population and faculty.

"We have clear safety guidelines and logistics plans that allow us and our subcontractors to maintain a safe work environment, both within our project site and outside our project boundaries," says Vaughn Construction Project Manager **Alec Wolff**. "One step that we have taken to alleviate impacts on the students and faculty was to defer major deliveries to Fridays, holidays, weekends, and after-hours."

Another challenge that presents itself with renovation projects are the unforeseeable, unknown pre-existing conditions that aren't reflected on the construction documents. By implementing a problem-solving approach and working through unknowns with the design team and NVC facilities, Vaughn was able to stay on schedule without missing any major milestone dates.

Vaughn Project Manager Alec Wolff and Superintendent **Steve Brooks** worked closely with the project's design team led by **Overland Partners**, Alamo College's Program Manager **AECOM**, and the owner, **Northwest Vista College - Alamo Community College District**, to ensure the lines of communication were open to prevent delays in the

construction of the project.

What makes this project unique is the fact that prior to the start of construction, there was one building with two wings. During the demolition phase, Vaughn removed the structure that joined both buildings to create two standalone structures and constructed a pedestrian bridge that joined the buildings together. The pedestrian bridge also doubled as the main pathway or "umbilical cord" for utilities, which enter the south building and cross under the new pedestrian bridge into the north building.

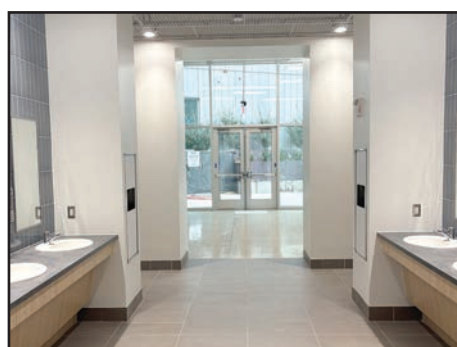
Another unique aspect of the project was the project phasing. To meet the owner's needs, Vaughn completed the kitchen, dining area, and back of house and mechanical spaces as well as the site between both buildings in January of 2026. The North Building, remaining sitework, and the Lago Room expansion are scheduled to be completed at the end of April 2026.

"The positive aspects of working with Alamo Colleges / Northwest Vista," adds Wolff, "is their level of involvement with the project at all phases of construction: from helping the team with constructability concerns through attending weekly meetings, scheduling site walks to ensure that the end user has everything they need, to the care that they show for the safety and wellbeing of student population. The owner's excitement for the opening of the Cypress Cultural Center as a holistic and centralized campus hub for students to stop by and grab a bite to eat, schedule a tutoring session, create within the Makerspace, or even just drop in with some friends to hang out and enjoy a nice view of the Lago Vista waterfront is a motivating force for Vaughn Construction.

"We would not have been able to successfully get to this point in the process without the hard work and dedication from our trade contractors working collaboratively on this challenging project." -cwr



South Building kitchen



South Building restrooms



South Building servery



Aerial view

HVAC Expo

The Texas Air Conditioning Contractors Association Greater San Antonio Chapter (TACCA GSA) hosted its 7th biannual South Texas HVAC EXPO sponsored by City Public Service. The event was held on Feb. 19. Since its inception, the event had always been held at the Alzar Shrine Temple. This year, the event was held at a new location, the UTSA H-E-B Student Union.

Vendors, suppliers, and innovators from across the heating, ventilation, and air conditioning industry were on hand to demonstrate and promote the latest and greatest in technology, equipment, and supplies available to the HVAC community.

As things began to buzz on the expo floor, a career fair kicked off, giving students, educators, and future

technicians an opportunity to visit with industry professionals about the multitude of career opportunities in the HVAC industry. Following the career fair, they moved to the first of two break-out sessions being held during the expo. The first of the two sessions was geared to the next generation of the HVAC industry. The second was designed for the owners of HVAC companies. The keynote speaker for both sessions was nationally renowned speaker and founder of **Dodge Development Inc.**, one of America's premier faith-based consulting firms for family-owned businesses, **Bryan Dodge**.

Whether you were looking to expand your knowledge, strengthen partnerships, or inspire the next generation of skilled technicians, the South Texas HVAC Expo was the place to be. -cwr



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Industry FOLKS

Gary Van Ness
Project Manager/Estimator
Robinson General Contractors
San Antonio, TX



Gary Van Ness, Project Manager/Estimator, Robinson General Contractors, San Antonio, TX

Along way from home, Gary Van Ness was born in a small rural town in Northern Pennsylvania named Mansfield, PA. At the time of his birth, its population was around 2,500. He grew up with seven brothers and sisters, and his graduating class at Mansfield Junior-Senior High School, was a whopping 85 students in size.

"I grew up loving outdoor life in and around massive forest areas, lakes, and creeks," says Gary. "I loved hunting, fishing, camping hiking – anything outdoors. I began working when I was 12 years old at the dairy farm/milk processing plant where my dad worked. The winters were extremely cold. I'd be stupid to live up there now. It's just too dam cold!"

After graduating high school, he immediately began working for a remodeling business that his mom and stepdad owned. That's when he realized, working in construction wasn't all that bad. But still, he wanted more and chose the military life for a few years.

Gary is currently engaged to Jennifer Rodriguez who "rescued" him from the single life while at a favorite local watering hole while on a Robinson General Contractors (RGC) staff bonding "outing."

Together, they have a loving 70-lb. female yellow lab named Emma who thinks she's a lap dog. "I have never had the opportunity to be blessed with children, but I have been blessed the opportunity to serve as a father figure to Jennifer's two children, Ashley (31) who lives in the Houston area with her husband Nick and their new addition 5-month-old Mateus, and Alan (18) who lives at home. In addition, I have been blessed to serve children and the youth as a Youth Coordinator at a large Catholic Parish in the Rio Grande Valley (RGV). I have also been recently nominated and accepted to the board of directors at Boysville Children's Home in Converse."

Gary came to work in the construction industry in 1995 when one of his ex-brothers-in-laws got him a job as a laborer. Now, over 30 years later, he's still doing it. "It's provided a very good life for me and my loved ones. It's not always easy or comfortable, but the teamwork and comradery aspect of it makes it one of the best careers on the market. It gives one a sense of achievement and pride when you can physically look back and

see your accomplishments."

Today, Gary is a project manager/ estimator for Robinson General Contractors and assists, owner Kurt Robinson, with some of the day-to-day operations of the business such as hiring/ firing, fleet management, etc. Gary came to work with Robinson General Contractors as a subcontractor while living in the RGV. Their strong work relationship kept them in touch over the years. While he was in between jobs several years back, Kurt hired him to finish four projects he had in Houston. After being asked several times about moving to San Antonio to come work full-time at RGC, Gary finally took a leap of faith and joined the RGC team full-time in the spring of 2023.

"I have met many incredibly talented, intelligent, hardworking people in my career. Kurt and his wife, Yvette, being two. I am very grateful to them. In less than a week I will be 60 years old. As I look back at my life, I can't imagine me ever doing anything else, other than my service to the Church.

"When asked who my mentor is, I would have to say my mentor is Christ. I am also a Lay Ecclesial Minister in the Catholic Church. That is what led to my time working as the Liturgy and Youth Coordinator at a parish in the RGV for a few years."

Gary enjoys fishing as his most popular hobby, which he says he never has time to do. He also plays guitar and is always busy doing DIY projects around the house.

"Turning 60 years old puts things into perspective about one's life. I am very thankful to all those that encouraged, discouraged, challenged and helped me along this journey. I can't think of a single thing I would have changed throughout my journey. I've had a great life in this career and would absolutely encourage any young person to at least look into getting in this as a career or maybe even a skilled trade of some sort." -cwr



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Road Trip

Representatives from the American Subcontractors Association (ASA) San Antonio recently traveled to Scottsdale, Arizona to join fellow ASA members from across the country for a series of national meetings focused on key issues impacting subcontractors.

During the gathering, attendees received the latest legislative updates affecting the construction industry and subcontracting community nationwide. Representatives also met with members of the ASA National Board to discuss the important work being done behind the scenes to strengthen advocacy efforts, enhance member support, and increase the overall value of ASA membership.

The meetings provided an

opportunity for chapter leaders to collaborate, share best practices, and discuss strategies to ensure subcontractors continue to have a strong voice at both the state and national levels.

While in Scottsdale, ASA San Antonio representatives also attended a networking mixer hosted by the ASA Arizona Chapter. The event fostered meaningful connections among industry professionals and reinforced the importance of relationship-building within the subcontracting community.

ASA San Antonio remains committed to advancing the interests of subcontractors locally while staying actively engaged in national efforts that shape the future of the industry.



Bartlett Cocke General Contractors Names Dennis Wilson Vice President of People and Culture

Bartlett Cocke General Contractors announces the appointment of **Dennis Wilson** as Vice President of People and Culture. He will lead our people strategy, talent development, and cultural initiatives aligned with the company's long-term vision and growth across Texas.

Wilson brings more than 25 years of executive HR leadership experience. Most recently, he served as Senior Vice President and Chief Human Resources Officer for Sonic Healthcare USA, supporting nearly 8,000 team members across 34 states. As a member of the Executive Leadership Team, he partnered with the CEO and Board to align human capital strategy with business growth and operational performance.

He has led enterprise initiatives in M&A integration, talent strategy, succession planning, executive compensation, digital HR transformation, and employee engagement. Wilson also built and scaled a Talent Acquisition Center of Excellence, modernized HR systems including Workday HCM, and implemented leadership development programs to strengthen organizational capability.

Previously, he held senior HR leadership roles with the American Heart Association and served as Chief Human Resources Officer for the Texas State Auditor's Office. He holds a Master's degree in Industrial and Organizational Psychology



from St. Mary's University and a Bachelor's degree in Psychology from The University of Texas at Austin.

"Dennis is a strategic, people-centered leader who understands that culture drives performance," said **James Anderson**, Chairman/CEO of Bartlett Cocke General Contractors. "As we execute our 2030 Vision, his leadership will strengthen the employee experience and support our commitment to delivering projects safer, faster, and better."

With Wilson's appointment, Bartlett Cocke continues to invest in strong leadership and a people-first culture that supports long-term growth, operational excellence, and lasting impact across the communities it serves.

In memoriam....

On Feb. 11, surrounded by his family, **Jesse Delgado**, 62, passed away peacefully to be with his Lord and Savior. He was born on Nov. 18, 1963, to Stanley M. Delgado Sr. and Susie Resendez Delgado in Port Lavaca, TX.

Jesse worked for **Beyer Air Conditioning and Heating / Beyer Boys** for over 25 years. He was a proud member of the San Antonio Executive Association (SAEA) for more than 25 years.

Jesse was preceded in death by his

mother, Susie Resendez Delgado, and is survived by his loving wife, Dena Delgado, whom he married on Nov. 1, 1986, his daughters Crystal Delgado and Jesseca Martinez (Alex); his grandchildren Christopher (Brianna), Jewell-Leigh (George), Jesse (Alexa), Jayla (James), and Adrianna; his father Stanley M. Delgado; his siblings Janie (the late Mario DeLeon), Velma (Doroteo Duenez III), Stanley Delgado Jr. (Julia Baladez), and Caroline (Elias Conde); and numerous nephews, nieces, great-nephews, great-nieces,

cousins, friends, and his faithful dog, Whopper.

A funeral mass was held at St. Matthew Catholic Church, 10702 Wurzbach Rd. San Antonio, TX 78218 on Feb. 24, at 10:00am. Interment followed the mass at Sunset Memorial Park, 1701 Austin Hwy, San Antonio, TX 78218.

The Beyer Cares Foundation was a charity personally meaningful to Jesse. In lieu of flowers, donations may be made at: www.beyercaresfoundation.com. -cwr



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OSHA



Tips to Keep Workers Safe in the Heat

Michael Middleton
Compliance Safety & Health Officer
OSHA
Harker Heights, TX

As temperatures begin rising across the country—already climbing in places like Texas—forecasters are predicting above-normal heat for much of the United States in the coming months. With a warmer-than-usual spring and summer ahead, OSHA is encouraging employers to take proactive steps now to protect workers from heat-related illness.

At the core of heat safety are three simple but life-saving words: Water. Rest. Shade. Hydrate before, during and after work. Dehydration can affect work performance. It is important to drink water throughout your work shift, even if you're not feeling thirsty. When you're working hard and sweating in the heat, you may need up to 32 oz of water per hour. Just as important, employers should provide access to shaded or air-conditioned spaces where workers can cool down and recover.

A critical risk factor often overlooked is new or returning workers. More than 70% of outdoor heat-related fatalities occur during a worker's first week on the job. This underscores the importance of heat acclimatization – the body's gradual adjustment to working in high temperatures. Employers should implement structured acclimatization procedures, closely monitor new or returning employees, and adjust

workloads accordingly.

Heat hazards aren't limited to outdoor jobs. Indoor environments such as warehouses, kitchens, and laundries can also reach dangerous temperatures. That's why a comprehensive Heat Safety Plan is essential for every workplace. This plan should include heat monitoring, clear emergency protocols, access to first aid, employee training, and regular assessments of heat risks. Employers should also stay informed about weather advisories and be ready to adapt work schedules or conditions as needed.

Engineering controls and work practice changes can make a significant difference. Increasing ventilation, using cooling fans, scheduling physically demanding tasks during cooler parts of the day, and rotating workers to reduce prolonged exposure are all effective strategies to minimize hazards.

Equally important is ensuring that everyone on-site can recognize the signs of heat illness. Symptoms of heat exhaustion include dizziness, headaches, muscle cramps, nausea, and heavy sweating. Workers should be encouraged to look out for one another through a buddy system and to act quickly if symptoms arise – contacting a supervisor or calling 911 immediately in severe cases.

LEGAL



100 Years of DSCs

Christian Trevino
Attorney
Cokin Young
San Antonio, TX

Construction projects are all about risk vs. reward—a constant evolution of mitigation and allocation. Everyone is asking the same question: how do I decrease my risk and maximize my profit? From bidding projects to finalizing contract negotiations, today more and more of a party's risk portfolio is being determined on Teams calls rather than in jobsite trailers. Once the ink is dry, owners, general contractors, and subcontractors alike live in a world of constant adjustments to comply with contractual obligations and complete the project within a certain time and budget. But what happens once ground is broken? What happens when you find that the ground beneath you isn't really what you thought it was? Who pays for it? Why? These critical questions are generally answered by differing site condition (DSC) clauses.

Beginning in 1926, the federal government began inserting DSC provisions to alleviate some of the risk for subsurface conditions in federal projects. In doing so, the resulting bids were more competitive as parties were no longer forced to price in heavily weighted contingencies to expect the unexpected, and a tenet of construction law was formed. In the 100 years since, DSC clauses have continued to evolve in their formation, application, and adjudication.

Today, a DSC clause relieves the contractor of assuming the risk of encountering unanticipated or unusual site conditions and provides a remedy—typically through a change order or claim—allowing the parties to mitigate their risk of loss when the unexpected happens. Common examples of differing site conditions include unanticipated soil conditions, unexpected water conditions (whether static or permeable), quicksand, muck, and rock formations that are either excessive or insufficient for the planned work, as well as artificial or manmade subsurface obstructions. Notably, DSCs are not limited to buried, subsurface conditions that cannot be seen. DSCs can also include conditions above the surface including drywall manmade structures, preexisting structures, fixtures, and rock formations.

A claim for a differing site condition will depend on the condition encountered and the contract language. Generally, there are two types of DSCs: Type I and Type II. A Type I claim depends primarily on the interpretation of the contract documents as compared to the actual conditions encountered at the project site. A Type II claim, by contrast, focuses on whether the conditions encountered were so unusual as to be

abnormal for the particular locale. Although the distinction between the two types is important for classification purposes, the overall approach for evaluating and making these claims is largely the same.

Industry-standard contract documents reflect this framework. The American Institute of Architects (AIA) publishes nearly 200 contracts and forms that are recognized throughout the design and construction industry as the benchmark documents for managing transactions and relationships involved in construction projects. One of the more common contract documents, the A201-2017 General Conditions of the Contract for Construction, contains the governing conditions, representations, and obligations for performance on a construction contract. Specifically, Section 3.7.4 of the A201-2017, in relevant part, states:

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed...

The purpose behind Section 3.7.4 of the A201-2017 is straightforward: it allows the parties to press pause and assess the conditions and their impact(s). From here, the Architect will make a determination on time and cost impact including the issuance of any necessary change orders. If either party disputes the Architect's determination, that party is allowed to submit a claim in accordance with the dispute resolution procedures found in the contract.

DSC provisions are intended to promote equity and transparency in construction contracts, but no two DSC provisions are the exact same. A seemingly routine contractual provision can still be revised to contain waiver language or stringent notice requirements that impact a contractor's ability to recover. Before signing your contract, thoroughly review your DSC provisions—what are you representing about site inspections, what all is in the contract documents, how fast do you have to give notice, do you have to stop work, and are you actually entitled to both time and money?

See LEGAL, page 16

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A P R I L

- 1 – Mitchell Page / Alamo 1
- 4 – Adam Robles / Robles 1
- 6 – Debbie Hannasch / Fire Alarm Control Systems
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Know someone celebrating a birthday next month? Let us know!
Email Andi Mathews, andi@constructionnews.net

ACCOUNTING



Key themes shaping the future of consumer businesses

Peter Cadigan
Partner
RSM US LLP
New York, NY

Centered this year with something we haven't seen in a while: cautious optimism. That optimism—tempered by economic complexity, inconsistent consumer behavior and evolving regulatory expectations—emerged in presentations and conversations at the recent ICR Conference 2026 and reflects broader trends across the sector.

What is unmistakable is that companies balancing resilience with intentional growth will position themselves ahead of the curve. Below are themes poised to shape the consumer products landscape in the year ahead.

The consumer is holding up

Despite concerns heading into the holiday season, many consumer businesses reported outcomes toward the better end of the spectrum, driven by surprising strength in consumer spending. Even in the face of lingering inflation, elevated costs and general economic unease, certain consumer segments continue to power demand, giving retailers and brands a firmer footing than anticipated. And despite recent data showing a drop in sentiment, retail businesses continue to see resilient spending among consumers.

A key trend is the intensifying competition for the middle-income consumer. Conversations at the conference highlighted this group—not the top or bottom ends of the K-shaped economy—as the true battleground for growth.

This year companies will need to refine product architectures, pricing strategies and channel approaches that reinforce value while maintaining quality and relevance. This is less about discounting and more about delivering products that feel worth it. To reinforce value, many brands are testing fresh ways to connect with consumers—from artificial intelligence tools that guide product and brand discovery to new digital environments designed to make their experience feel more intuitive and relevant.

Growth strategies are evolving

One of the strongest signals for the coming year is a shift toward proactive growth strategies. Many middle market and private companies are openly discussing mergers and acquisitions not as an opportunistic tool but as an intentional path to growth, whether to expand customer reach, diversify product lines or strengthen competitive standing.

We're also seeing renewed focus on strategic partnerships and ecosystem expansion, where companies look for ways to collaborate across sectors and markets to accelerate growth. Likewise, interest in global expansion continues to rise as brands explore new international opportunities for revenue growth and supply chain diversification.

These moves correspond with another key trend: companies seeking smarter operational models that balance efficiency with longterm scalability. Organizations looking to 2026 as a growth

year are already evaluating market entry strategies, partnership structures and M&A pipelines to get ahead of shifting consumer and competitive dynamics.

Trade and regulatory unpredictability persists

Trade policy remains one of the most unpredictable variables heading into 2026. While many companies expressed some comfort with the current environment, most acknowledged that volatility hasn't gone anywhere. Businesses that have invested in flexible supply chains and adaptive operating models are better prepared to weather new tariff actions or geopolitical disruptions as they emerge.

A broader industry trend is the increasing emphasis on building structural resilience, from supplier diversification to improved visibility and transparency. Companies continue turning toward digital tools and data-enabled risk management to strengthen their agility and reduce vulnerability.

Organizations preparing for 2026 should revisit traderisk protocols, assess dependencies and ensure supply chain strategies are calibrated to handle rapid shifts without compromising customer experience.

AI adoption is diverging

AI adoption across consumer products remains inconsistent. Among some conference presenters and attendees, AI barely surfaced as a topic. But others—particularly large, digitally mature retailers—shared highly practical AI use cases tied to consumer experiences, digital personalization and operational improvements.

This reflects a likely key trend across the market: a widening gap between organizations deploying AI today and those still laying the groundwork. Larger organizations are embedding AI into customer journeys and decision-making workflows. Meanwhile, some midmarket companies are still focused on building the data infrastructure and internal capabilities required for future AI deployment.

If businesses aren't actively transforming their data into a strategic asset, they're already behind. In 2026, we expect more companies to invest in architecture, governance, and analytics talent, not just tools, to unlock AI's full value.

Businesses need proactive strategies

Across all these themes, companies are signaling momentum. Those that have invested in resilience—stronger supply chains, operational discipline, data and digital capabilities, and thoughtful growth strategies—are entering 2026 with confidence.

The mandate for the year ahead is clear: Stay proactive, stay data-driven and stay flexible. Companies that can anticipate rather than react, and invest in capabilities that support longterm agility, will be best positioned to convert today's cautious optimism into tomorrow's sustainable growth.

INSURANCE



Central Texas Construction Insurance Market Tightens as Liability Pressures Persist

Kevin Lockner
CRM/CIC
The Allan Thompson Group
Bourne, TX

The construction insurance market across the Austin–San Antonio corridor remains stable in 2026, but contractors are facing continued pressure in key areas, particularly liability and subcontractor risk.

While improved capacity in builder's risk coverage is providing some relief for developers, rising claim severity and stricter underwriting standards are reshaping how projects are insured and delivered throughout Central Texas.

Liability Costs Continue to Climb

General liability rates have remained relatively flat to moderately increased, but auto liability and umbrella coverage continue to present challenges for contractors.

Industry professionals report:

- Auto liability premiums increasing between 10% and 20%
 - Excess and umbrella coverage seeing reduced capacity and higher attachment points
 - Greater scrutiny tied to litigation trends and large jury verdicts in Texas
- For contractors operating across multiple job sites, particularly along the IH-35 corridor, these increases are directly impacting project budgets and bid competitiveness.

Builder's Risk Market Shows Signs of Improvement

After several years of volatility, the builder's risk market is beginning to stabilize. More carriers have re-entered the space, and underwriting conditions have eased for certain project types.

This is particularly beneficial for:

- Industrial and warehouse developments
 - Tilt-wall construction
 - Mixed-use and commercial builds
- Projects with strong risk controls and clear construction timelines are seeing more competitive pricing and improved coverage options compared to prior years.

Subcontractor Risk Driving Underwriting Decisions

One of the most significant shifts in 2026 is the increased focus on subcontractor risk. Insurance carriers are placing heightened emphasis on:

- Certificate of insurance verification
- Coverage limits and exclusions
- Contractual risk transfer language

General contractors are responding by tightening prequalification standards and requiring higher insurance limits from subcontractors. On many Central Texas projects, subcontractor compliance is now a determining factor

in whether coverage can be secured at favorable terms.

Project-Type Impacts Across the Region

Insurance availability and pricing continue to vary depending on project type:

- Industrial and Manufacturing: Generally favorable, though carriers require detailed building specifications and fire protection systems
- Multifamily Construction: Remains one of the most challenging segments, with higher premiums and limited carrier participation
- Energy and Infrastructure: Solar, utility, and pipeline projects remain insurable, but face increased scrutiny related to environmental and catastrophe exposure

Contractors Adapting to a More Selective Market

To remain competitive, contractors across Central Texas are taking proactive steps to improve their insurance profiles. These include:

- Strengthening jobsite safety programs
- Implementing technology such as cameras and real-time monitoring
- Tightening subcontract agreements and documentation
- Utilizing wrap insurance programs (OCIPs and CCIPs) on larger projects

Contractors with strong risk management practices are continuing to secure favorable terms despite broader market pressures.

Outlook for Central Texas

The Central Texas construction market remains one of the strongest in the state, supported by continued population growth, infrastructure investment, and industrial expansion along the IH-35 corridor.

However, insurance is playing an increasingly critical role in project planning and execution.

Bottom Line

While the insurance market is no longer in a state of rapid escalation, it has become more selective and detail-driven. Contractors that prioritize safety, documentation, and subcontractor management are best positioned to control costs and maintain project momentum.

As development continues across Central Texas, insurance will remain a key factor shaping how—and how quickly—projects move from concept to completion.

Association Calendar

Content submitted by Associations to Construction News

ABC

Associated Builders & Contractors
South Texas Chapter

- Apr. 7:** Joint Fiesta Mixer with AGC
- Apr. 9:** Lunch & Learn-Election Outlook with ABC Texas
- Apr. 15:** Bi-Monthly Updated with SAWS, CPS, DDS and City of SA

AGC

Associated General Contractors
San Antonio

- Apr. 2:** CLC Birdies & Brews Golf Mixer, 2-5pm, San Pedro Driving Range & Par 3, 6102 San Pedro Ave., San Antonio
- Apr. 7:** AGC-ABC Fiesta Mixer, 4-7pm

ASA

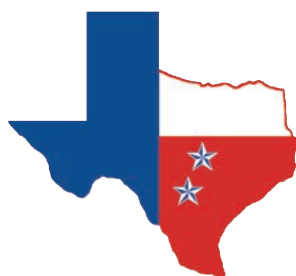
American Subcontractors Association
San Antonio

- Apr. 7:** Free Webinar: Change Orders & Pay if Paid Clauses: High Risk Contracting 11am / Webinar
- Apr. 9:** Free Tacos & Training: Liens, 8:30am / FREE for ASA Members
- Apr. 11:** Subfest & BBQ Cook-Off, 10am-4pm, Helotes Fairgrounds
- Apr. 15:** Masters Builders Course – Level Two/Session One, 8:30-11:30am
- Apr. 16:** Free Safety Update, 11:30am
- Apr. 21:** Free Webinar: National Family Business Forum, 12pm / Webinar
- Apr. 22:** ASA Young Professionals Lunch Meeting, 11:30am
- Apr. 22:** Master Builders Course – Level Two / Session Two, 8:30-11:30am
- Apr. 29:** Master Builders Course – Level Two / Session Three, 8:30-11:30am

GSABA

Greater San Antonio Builders
Association

- Apr. 10:** YPLC Crawfish Boil & Giant Pong Tournament, 4-8pm, GSABA Parking Lot, 3625 Paesanos Parkway, San Antonio
- Apr. 16:** PWB Lunch & Learn: Raising the Roof/Women defining leadership in building, 11am-1pm, GSABA Ballroom, 3625 Paesanos Pkwy., Ste. 100, San Antonio
- Apr. 21:** Board of Directors Meeting, 11:30am-1pm
- Apr. 24-25:** Saltwater Fishing Tournament, Marker 37 Marina, 13317 S. Padre Island Dr., Corpus Christi



HCA de SA

Hispanic Contractors Association

- Apr. 1:** A/E/C FIESTA Mixer hosted by HCA de SA & NAWIC, 4-7pm, The Monarch San Antonio Hotel, 222 S. Alamo St., SA
- Apr. 9:** HCA de SA monthly mixer hosted by Floor & Décor, Floor & Décor, 125 NW Loop 410, San Antonio
- Apr. 25:** Fiesta Flambeau Parade – Look for us in the parade!
- Apr. 27-May 1:** OSHA 30, HCA De SA, 2391 NE Loop 410, #206, San Antonio

IEC

Independent Electrical Contractors

- Apr. 7:** IEC Greater Texas Regional Monthly Meeting - 9 AM
- Apr. 8:** IECGSA Membership Team Meeting - 10 AM
- Apr. 14:** A&T Committee - 11:00 AM
- Apr. 15:** Board of Directors Meeting - 11:00 AM
- Apr. 16:** 17th - IEC of Texas Quarterly Meeting - Austin, TX
- Apr. 18:** Electrical Maintenance Technician Class - \$150 Per Person - 8 AM - 5 PM
- Apr. 21:** Continuing Education Class - \$35 Member - \$45 Non Member - 5 PM - 9 PM
- Apr. 22-24:** National ED Retreat - Florida

MCA-SMACNA INC

Mechanical Contractors Association
Sheet Metal & A/C Nat'l Association

- Apr. 8:** Regular & Associates Meeting, 11:30am, The Petroleum Club, 8620 N New Braunfels Ave # 700, San Antonio
- Apr. 22:** Joint Industry Fund Meeting, 11:30am, MCA-SMACNA Office, 12500 Network Blvd Suite 410, San Antonio

NAWIC

National Association of Women in
Construction San Antonio

- Apr. 1:** AEC Fiesta Mixer, 4pm, The Monarch San Antonio, 222 S. Alamo St., San Antonio
- Apr. 8:** General Meeting, Alterman Headquarters, 7805 N. Loop 1604 E, Live Oak
- Apr. 16:** Membership Mixer, 4-6pm, The Stray Grape Urban Winery, 16630 San Pedro Ave., San Antonio

PHCC

Plumbing Heating Cooling Contractors
Association

- Apr. 9:** Monthly Membership Meeting: Guest Speaker: Copper Development Association, 11am-1pm, Northern Hills Golf Course, 13202 Scarsdale SA, TX 78217, RSVP, events@phcc-sanantonio.org

LEGAL con't

Even the most unambiguous of contract clauses can be interpreted differently, especially by those with competing interests. That's why the careful drafting and negotiation of your contracts is so critical, but the project administration can be just as important. Questions like what is a "material" difference and what is "unusual" are fact-specific inquiries that require proper documentation, timing, and consistency in project records. It is one thing to have a tool in your tool belt; it is another to know how to use it. The better your documentation, the stronger your claim.

Courts have generally allowed parties to enjoy the benefit of their bargains with respect to express contract negotiations and differing site conditions, but equity remains a close consideration. Courts are forced to answer fundamental questions:

What was reasonable? What differs materially? What is truly unforeseeable? The introduction of differing site conditions into contract clauses has brought risk-sharing, lower aggregate costs, and a greater emphasis on the pre-construction phase to construction projects across the country, but the law on differing site conditions is not settled yet. As technology continues to advance, parties will have more detailed and reliable information upon which to base their contract negotiations—a development that may serve to the detriment of those with less bargaining power. In the next 100 years, contracting dynamics on construction projects are sure to evolve with this increase in information and use of technology. But the next time a DSC comes up, before you start x-raying the ground, give us a call—we'd be glad to help.

A milestone worth celebrating



Alamo Architects would like to congratulate **Alyssa Rodriguez** on becoming a licensed architect. Licensure represents years of dedication, perseverance, and a deep commitment to the profession. When Alyssa was asked if there was there a moment or project that confirmed this was the right career for you? "As a student, when so much felt uncertain, I found myself looking forward to the office every day – excited to draw and imagine spaces that could make an impact. That feeling became my compass."

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Positioning Central Texas as a Defense-Tech Hub



A newly launched defense and aerospace incubator in Hays County is poised to accelerate not only innovation in Central Texas, but also a new wave of construction and development activity along the Austin–San Antonio corridor.

The Innovation Corridor Defense Accelerator (ICDA), based in San Marcos, is a defense-focused startup incubator designed to support early-stage aerospace, dual-use, and national security technologies. Backed by the Hays Caldwell Economic Development Partnership and global accelerator Starburst Aerospace, the program is expected to draw high-tech companies into the region—many of which will require specialized facilities and infrastructure.

Construction Impact: Labs, Light Industrial & Advanced Manufacturing

While the ICDA itself is program-driven, its long-term impact on the built environment is expected to be significant. Industry stakeholders anticipate increased demand for:

- Advanced manufacturing facilities supporting aerospace components and defense systems

- R&D labs and prototyping space with specialized HVAC, power, and security requirements

- Flexible light industrial buildings for testing, assembly, and logistics

- Secure office and collaboration space tied to defense contracting and federal partnerships

Contractors and developers across Central Texas are already seeing a shift toward higher-spec industrial builds, particularly those capable of accommodating sensitive equipment and precision manufacturing.

Strategic Location Driving Growth

San Marcos sits at the center of one of the fastest-growing innovation corridors in the country. The ICDA leverages proximity to:

- Austin’s technology ecosystem, including AI and software development

- San Antonio’s military infrastructure, including Joint Base San Antonio

- Major transportation routes along IH-35, enabling rapid access to suppliers and labor

This positioning makes Hays County an ideal landing point for companies that require both innovation talent and defense connectivity—a combination

that typically drives long-term real estate investment.

Pipeline for Future Development

Economic development leaders expect the incubator to serve as a catalyst for future projects, including:

- Ground-up industrial parks tailored to aerospace and defense tenants

- Speculative flex space developments targeting early-stage companies graduating from the program

- Build-to-suit facilities for scaling startups and established contractors entering the region

- Infrastructure upgrades to support increased power loads and site security requirements

Developers are also closely watching for potential public-private partnerships tied to testing facilities and training centers, which could further expand the region’s construction pipeline.

Workforce & Infrastructure Considerations

The influx of defense and aerospace firms is expected to increase demand for:

- Skilled labor in precision construction and MEP trades

- Facilities designed for high-capacity electrical loads and redundancy

- Enhanced site security and access control systems

- Proximity to workforce housing and transportation infrastructure

These requirements are likely to shape how new projects are designed and delivered across the corridor.

The launch of the ICDA reinforces Central Texas’ emergence as a national hub for defense innovation, bridging the gap between Austin’s startup ecosystem and San Antonio’s military presence.

For the construction industry, the opportunity lies not just in a single project, but in the long-term development cycle that follows—one that includes advanced facilities, specialized infrastructure, and a growing base of high-value tenants.

Bottom Line

The defense and aerospace incubator in Hays County represents an early-stage catalyst with outsized implications for construction across Central Texas. As startups scale and capital flows into the region, contractors, developers, and suppliers should expect increased demand for complex, high-performance facilities along the IH-35 corridor.

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Industry FOLKS

Daniel Garza
Estimator
Alterman
San Antonio, TX



Daniel Garza, Estimator, Alterman, San Antonio, TX

Born and raised in San Antonio, **Daniel Garza** loves the unique diversity of the Alamo City. "San Antonio brings together so many different cultures and communities. We have city folks, people from the surrounding rural areas, and newcomers from across the country. You see all kinds of backgrounds and experiences blending together here. That mix of perspectives and 'walks of life' is what makes this place so intriguing and special to me."

Daniel is a 2019 graduate of East Central High School - go hornets! "Growing up on the southeast side of San Antonio, East Central gave me a strong sense of community and a solid foundation. The teachers and programs there really helped shape my work ethic and set me on the path I'm on today."

After graduating, Daniel bypassed going to a traditional college and went straight into the workforce. While a small part of him wishes he had experienced the college life, he's grateful for the path he chose.

Instead of college, Daniel attended trade school at the South Texas JATC, a joint apprenticeship program between NECA and the IBEW. "My experience there gave me hands-on training, structure, and a solid foundation in the electrical field. It taught me real-world skills and work ethic that I still rely on today. So even though my route was different, it ended up being the right fit for me and set me up well for my career."

Daniel and his wife, Sienna, have been together for about seven years. Their relationship naturally grew after meeting, keeping things simple and private, realizing marriage felt like the right next step.

Together, Daniel and Sienna have two children. Their daughter Adalynn is five years old and is full of personality. "She loves to sing, dance, and perform just about anywhere." Their son, now four months old, is their youngest. "We enjoy watching him grow and seeing his little personality start to show. They definitely keep life busy, but in the best way."

Daniel's participation in the South Texas JATC was his introduction to the construction industry, opening many opportunities for him. His apprenticeship not only taught him the fundamentals of the trade, but it also connected him with Alterman, one of the companies the JATC partners with. "Getting placed at Alterman was a defining moment in my career. I'm thankful for that beginning. I had always heard great things about Alterman, about its culture, its professionalism, and the opportunities to grow. It's something I don't take for granted."

Daniel is an electrical estimator at **Alterman**, where he reviews drawings, performs takeoffs, and assists his team

in building accurate, competitive bids. Even though he is early in his estimating career, he is growing quickly and gaining valuable experience every day.

"I've been with Alterman for five years now. Over that time, I've learned a lot, grown through different roles, and really built a foundation for my career. My team has played a big part in that. They've shared their knowledge and put me in positions that have created growth."

"Working at Alterman has been a great place to develop, and I plan to be with Alterman for many more years. I'm excited to continue contributing to the team's growth and overall success."

Daniel states that what he likes best about his job is the culture at Alterman. "Alterman has a strong environment where people truly want to help each other grow. I get to work with a lot of knowledgeable individuals who are generous with their experience, and being surrounded by that kind of talent and support makes every day a chance to learn something new and continue building my career."

Daniel believes there's something to learn from everybody and has had many mentors throughout his life, with different people influencing him in different ways. Some have taught him work ethic, others taught him how to stay grounded, and still others showed him what it means to lead by example. "I've always tried to take the best lessons from the people around me, whether it was family, coworkers, teachers, or supervisors. All those influences have helped shape me into the person I am today."

Outside of work, Daniel loves spending time with his family. Family is where Daniel goes to recharge. Whether out and about doing something fun with the kids or just enjoying a weekend together, that time always brings him the most joy. He tries getting outdoors, hitting the gym, and just finding ways to keep life fun and balanced. For him, it's all about making the most of his free time and enjoying the moments that matter.

In closing, Daniel wants everyone to know, "I truly grateful to be a part of the Alterman. Not everyone finds a workplace where they feel supported and challenged in the right ways, and I don't take that for granted. This company has played a big role in shaping my career, and I'm excited to continue growing here. I also try to take something away from every experience and every person I meet. That mindset of always learning, staying open, and finding value in every moment has helped me keep perspective and always push forward. It's a big part of who I am." - cwr

WIC Week

The National Association of Women in Construction (NAWIC) San Antonio Chapter stayed true the tradition of WIC Week. Since 1960, NAWIC has been celebrating women in the construction industry the first week of March. The week is dedicated to amplifying the contributions and achievements of women in construction and related fields, educate the public and industry peers about the opportunities available to women, and inspire the next generation of builders, engineers, and tradespeople.

This year's theme was "Level Up and Build Strong." The week's events were kicked off with a community hike at Eisenhower Park on Mar. 1. On the second day, the chapter hosted "Build a Tool Tote" event with Lone Star Construction Trades Training. A joint AEC Pickleball Mixer with the South Texas Chapter of Associated Builders & Contractors (ABC), the San Antonio Chapter of Associated General Contractors (AGC), and the Hispanic Contractors Association de San Antonio (HCSdeSA) was held on Mar. 3. Their monthly general meeting was held on Mar. 4 with VIA Metropolitan Transit at Alterman. On day six, NAWIC San Antonio Chapter hosted their annual golf tournament and ended the week with a volunteer day at Sleep in Heavenly Peace. -cwr



L-R: Patty Wylie, Veronica Olivarez, Stephanie Garcia, Kat Kelley, and Christina Gonzalez at the Build A Tote Event



NAWIC General Meeting at The Barn Door



L-R: Dana Buzzelli, Veronica Olivarez, Scotty Trawick, and Kat Kelley at the joint AEC Pickle Ball event



L-R: Patty Wylie and Melleson Foster-Bangs at the NAWIC golf tournament



Community hike at Eisenhower Park



Volunteer event at Sleep in Heavenly Peace

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change—all of which are critical as Jordan Foster Construction continues to evolve and expand.”

Throughout her career, Wolff has been recognized for building high-trust cultures, leading organizational change with empathy, and developing leadership frameworks that drive accountability and performance. Her expertise spans workforce planning, succession planning, multi-state employment compliance, mergers and acquisitions, executive leadership development, and talent acquisition.

Jordan Foster Construction, a nationally recognized construction and development firm, announced recently that **Erica A. Wolff**, SHRM-SCP, SPHR, has joined the organization as Executive Director, People Strategy. In this role, Wolff will lead the company’s people strategy, talent development, and organizational effectiveness initiatives, aligning workforce planning with Jordan Foster Construction’s long-term business objectives and culture-driven approach.

In her new role, Wolff will focus on advancing Jordan Foster Construction’s people-first culture, strengthening leadership capability across the organization, and ensuring scalable people practices that support continued growth. “I am honored to join Jordan Foster Construction and to work alongside a leadership team that genuinely values people, purpose, and performance,” said Erica A. Wolff. “This organization has a strong legacy and an exciting future. I look forward to partnering with leaders and teams across the company to build strategies that empower employees, elevate leadership, and support sustainable success.”

Wolff brings more than two decades of progressive human resources leadership across diverse industries, including construction-adjacent operations, hospitality, healthcare, insurance, and high-growth organizations. Most recently, she served as Chief People Officer and Vice President of Human Resources at Fringe Benefit Group, where she led enterprise-wide people operations, executive coaching, leadership development, compensation strategy, and HR integration during an acquisition.

Wolff holds both Senior Professional in Human Resources (SPHR) and SHRM Senior Certified Professional (SHRM-SCP) credentials. She is an Executive Leadership Program graduate of Cornell University, a certified Emotional Intelligence facilitator, and a former president of the Capitol Hotel Human Resources Management Association. She has also received multiple awards recognizing her leadership, community engagement, and commitment to inclusive hiring.

“Erica’s depth of experience, strategic mindset, and servant leadership approach make her an exceptional addition to our executive team,” said **Darren Woody**, Chief Executive Officer of Jordan Foster Construction. “She understands that people strategy is business strategy. Erica has a proven ability to build high-performing teams, strengthen culture, and support leaders through growth and

Jordan Foster Construction continues to invest in leadership, culture, and innovation as it delivers complex construction projects across the state of Texas.

Celebrating Women in Construction



Hispanic Contractors Association (HCA de SA) was proud to partner with Associated Builders & Contractors (ABC) South Texas, Associated General Contractors (AGC) San Antonio and National Association of Women in Construction (NAWIC) San Antonio in this joint organization mixer celebrating the incredible women who power the construction industry. Gracias to everyone who came out to connect, strengthen relationships, and celebrate the amazing women building our future.

Events like this remind us how strong our community is when we come together. It was wonderful meeting new faces, strengthening relationships, and continuing to support the amazing women making an impact in construction every day. Gracias to *Amanda’s Photo Booth and Custom Gifts* for their generosity in capturing an incredible night.



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