

SAN PEDRO CREEK

**CULTURE PARK
SUBCOMMITTEE MEETING
DECEMBER 4, 2015**



**SAN ANTONIO
RIVER AUTHORITY**
Leaders in Watershed Solutions



- ❖ Significant re-definition of project scope in Phase 1:
 - ❖ Relocation of amphitheater, coordination with Alameda, other stakeholders
 - ❖ Property reductions from Travis to Commerce
 - ❖ Proposed development of Dollar General property
 - ❖ Capture of value engineering in Phase 1
- ❖ Value engineering and continued design in Phase 2:
 - ❖ Significant re-design between Camp Street and South Alamo Street
- ❖ Landscape Architecture collaboration

Design Collaboration



- ❖ October 29-30: First design Charrette
 - ❖ Focus from Tree of Life to Houston Street, concentrating on the Tree of Life Plaza
- ❖ November 19-20: Second design Charrette
 - ❖ Focus from Houston Street-Commerce Street (focus on revised amphitheater)
- ❖ December 3-4: Meet with key property owners, stakeholders and elected officials; brief the Subcommittee
- ❖ December 17-18: Third and final design Charrette
 - ❖ Focus on final wrap-up and final programming

Current Status



- ❖ Value engineering and reprogramming of Phase 2 well under way
- ❖ Significant progress in reprogramming Villa Lagunilla (including Tree of Life Plaza) and Houston to Travis
- ❖ Landscape Architecture collaboration largely complete; effect of changes more clearly known
- ❖ Positive feedback from key stakeholders about Phase 1



SAN PEDRO SPRINGS 1869

SWIMMING POOL, SAN PEDRO PARK, SAN ANTONIO, TEXAS

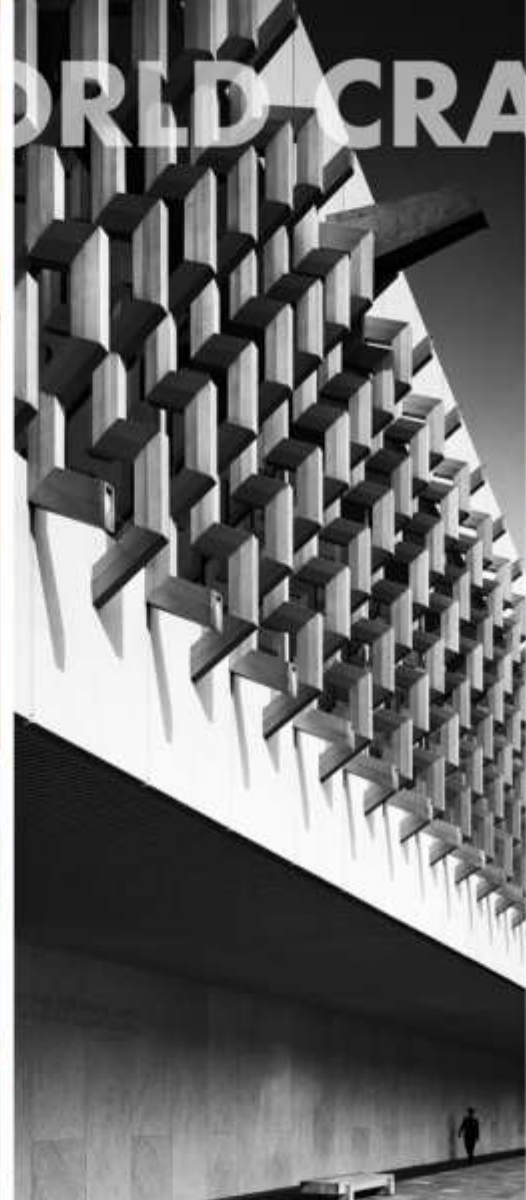












RAIN



MedallinCity



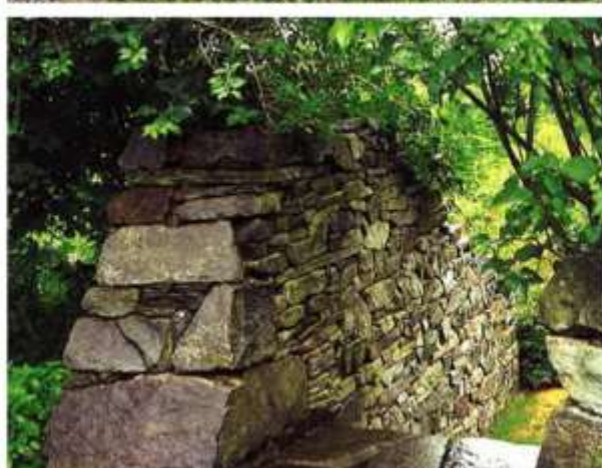
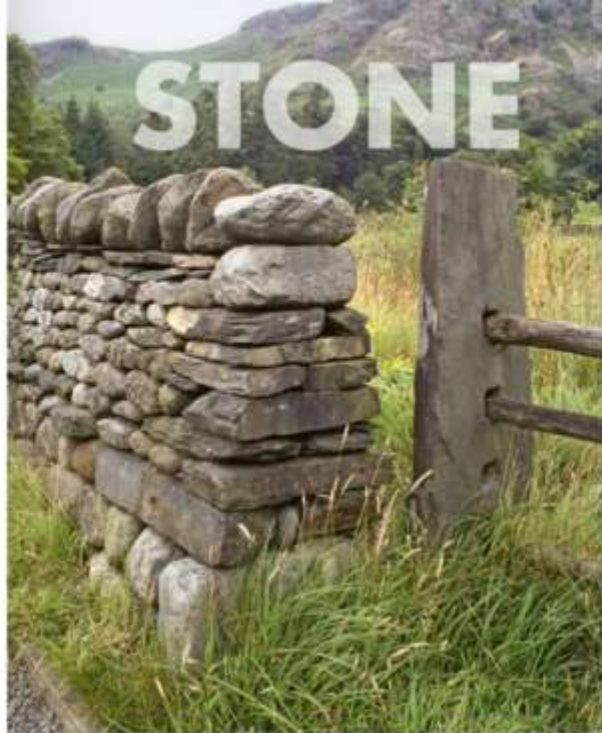


MANANTIAL

BLUE HOLE









AHUEHUETE





REFLECTION



INTERACTION





CIENEGA

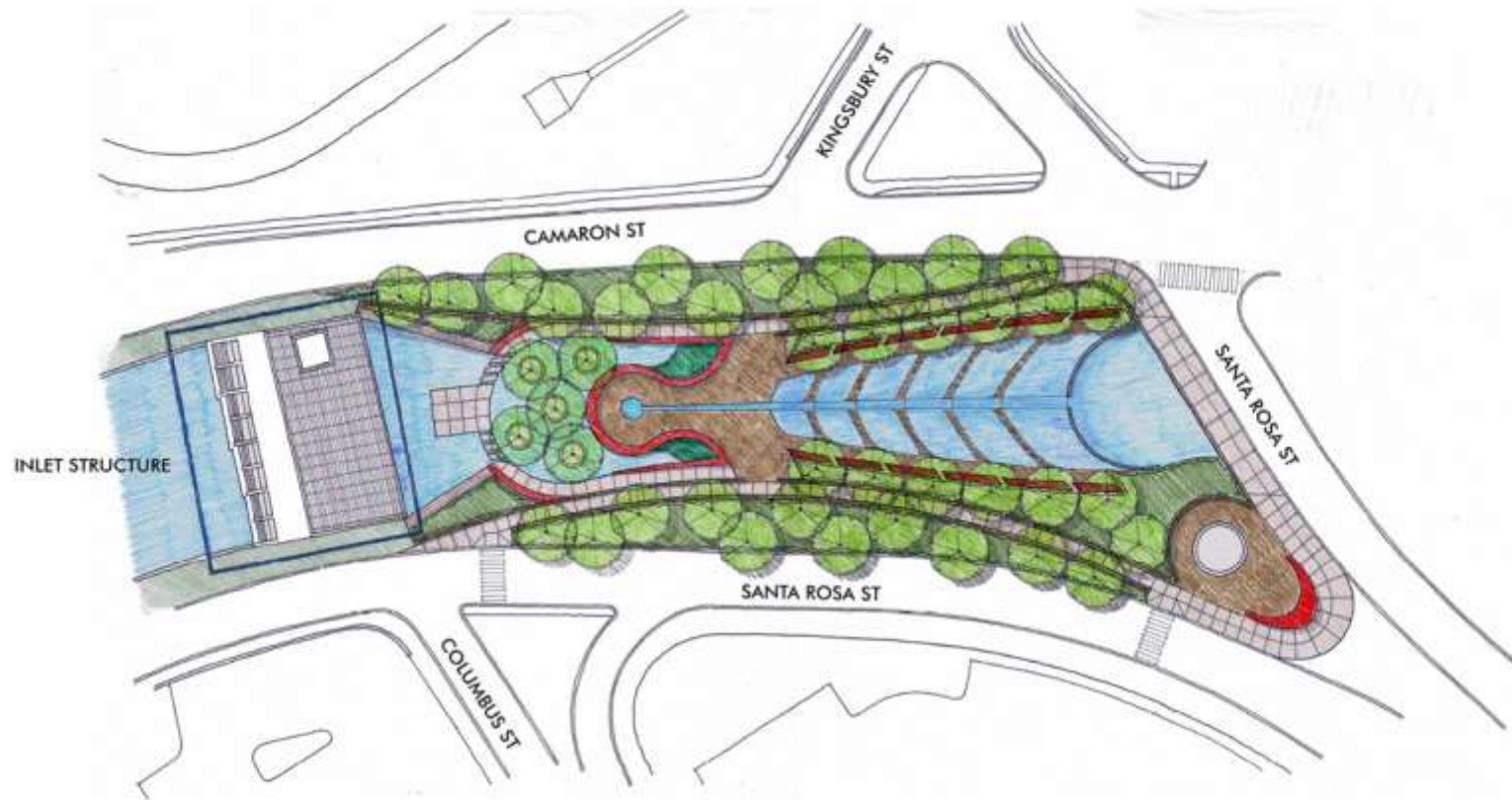


BENCHES



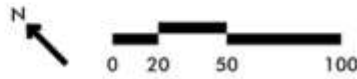
TREE OF LIFE

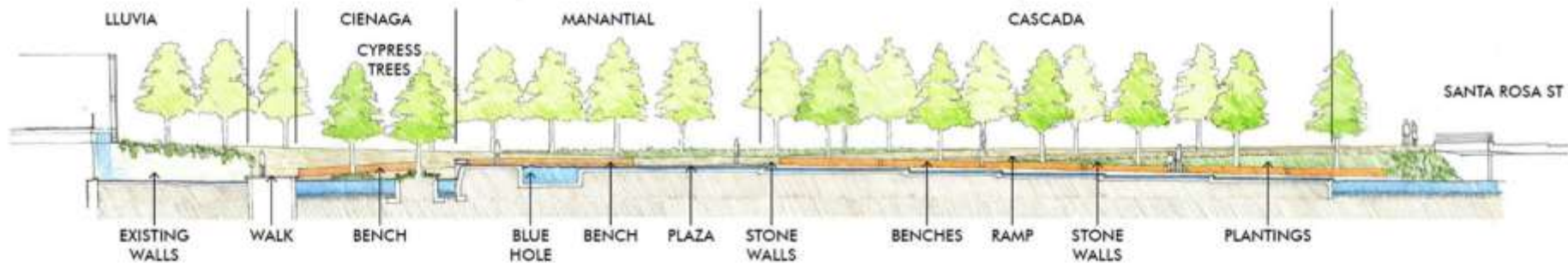




VILLA LAGUNILLA : INLET STRUCTURE – SANTA ROSA ST

12.03.15 MUNOZ & CO

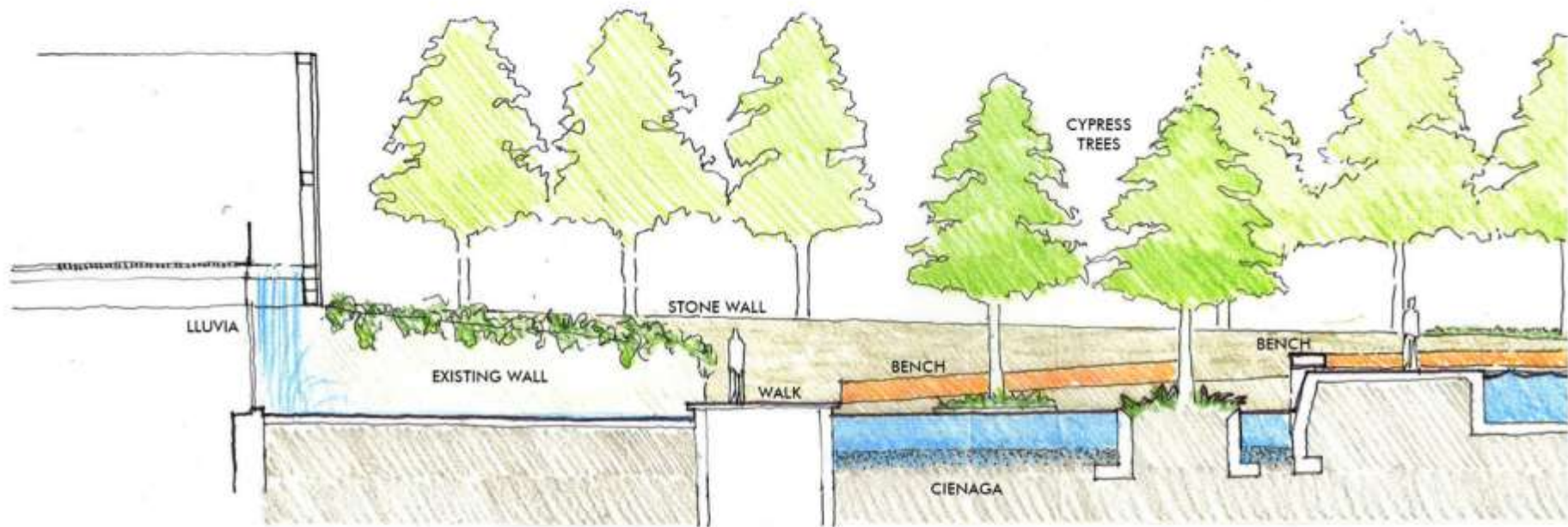




VILLA LAGUNILLA : TREE OF LIFE PLAZA – LONGITUDINAL SECTION

12.03.15 MUNOZ & CO

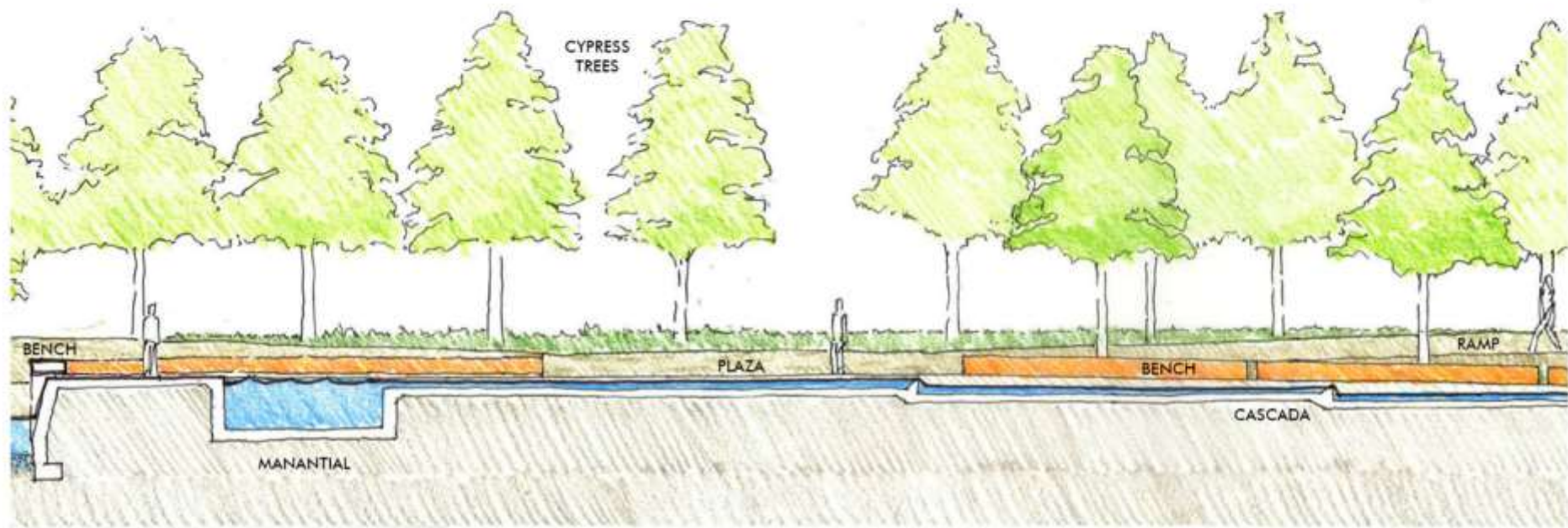




VILLA LAGUNILLA : TREE OF LIFE PLAZA – LONGITUDINAL SECTION 1/3

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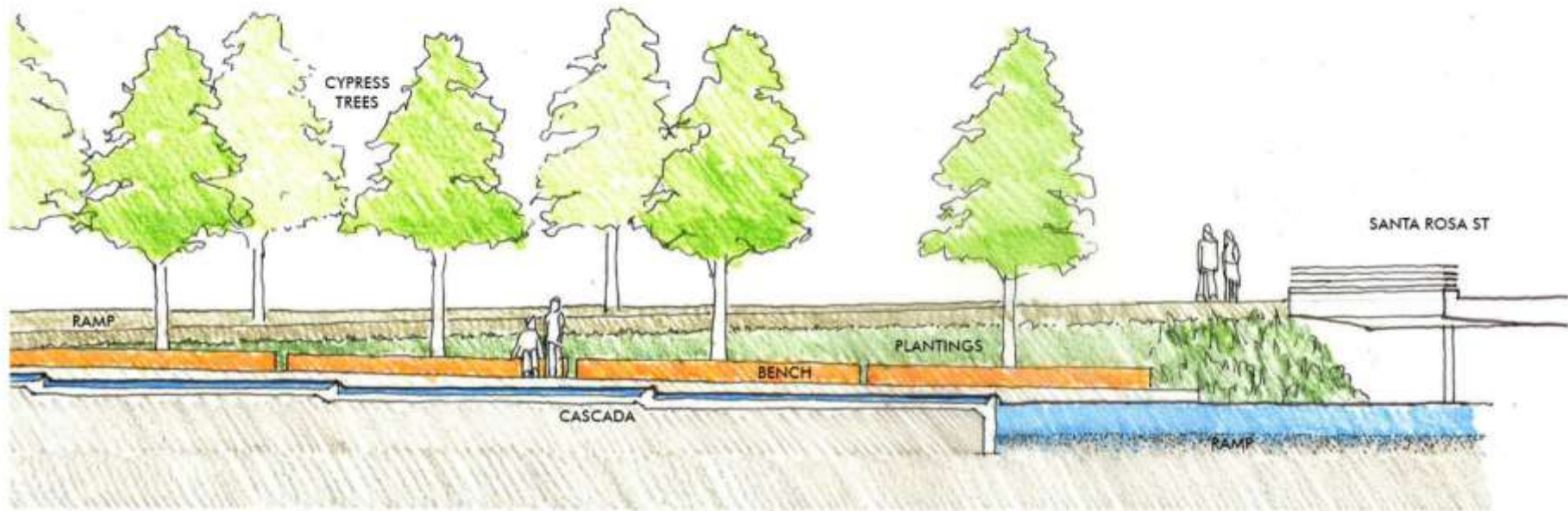




VILLA LAGUNILLA : TREE OF LIFE PLAZA – LONGITUDINAL SECTION 2/3

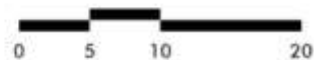
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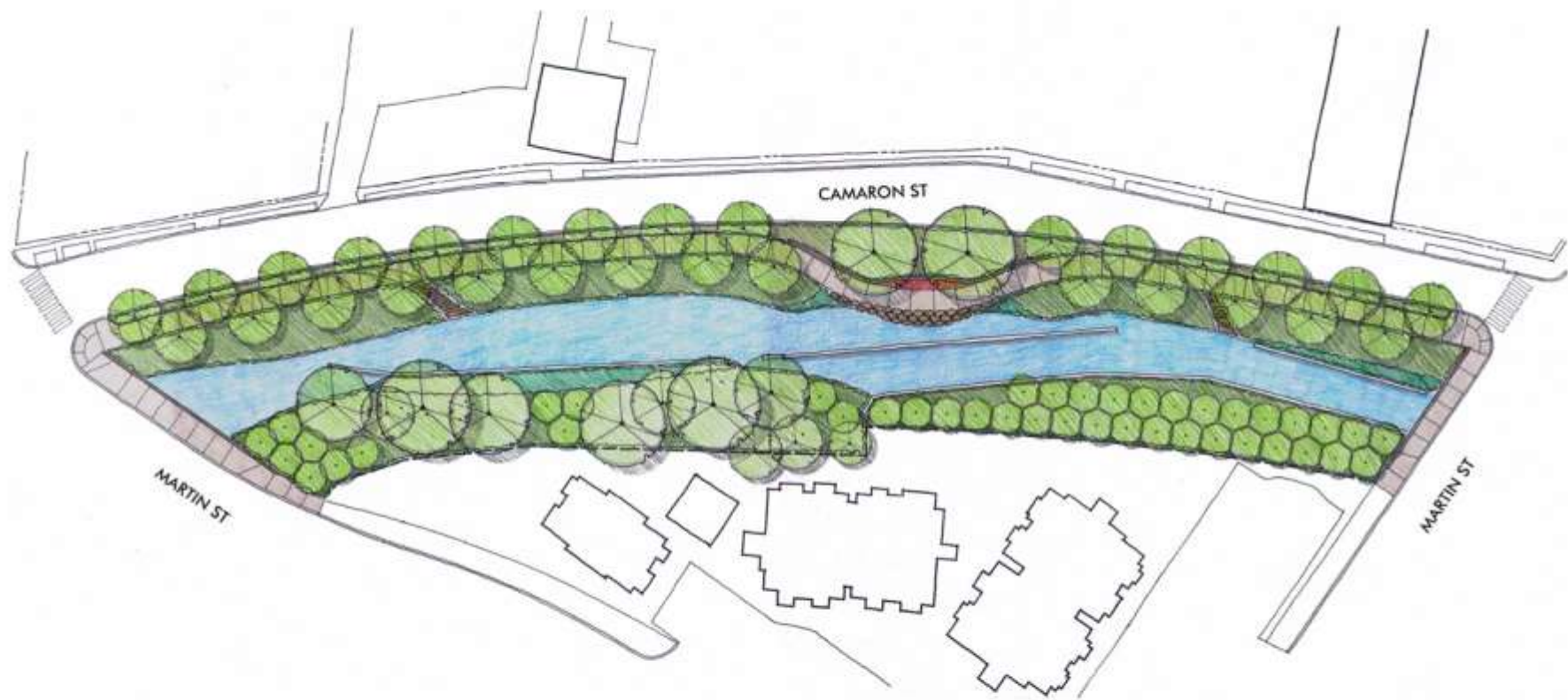


VILLA LAGUNILLA : TREE OF LIFE PLAZA – LONGITUDINAL SECTION 3/3

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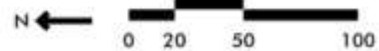


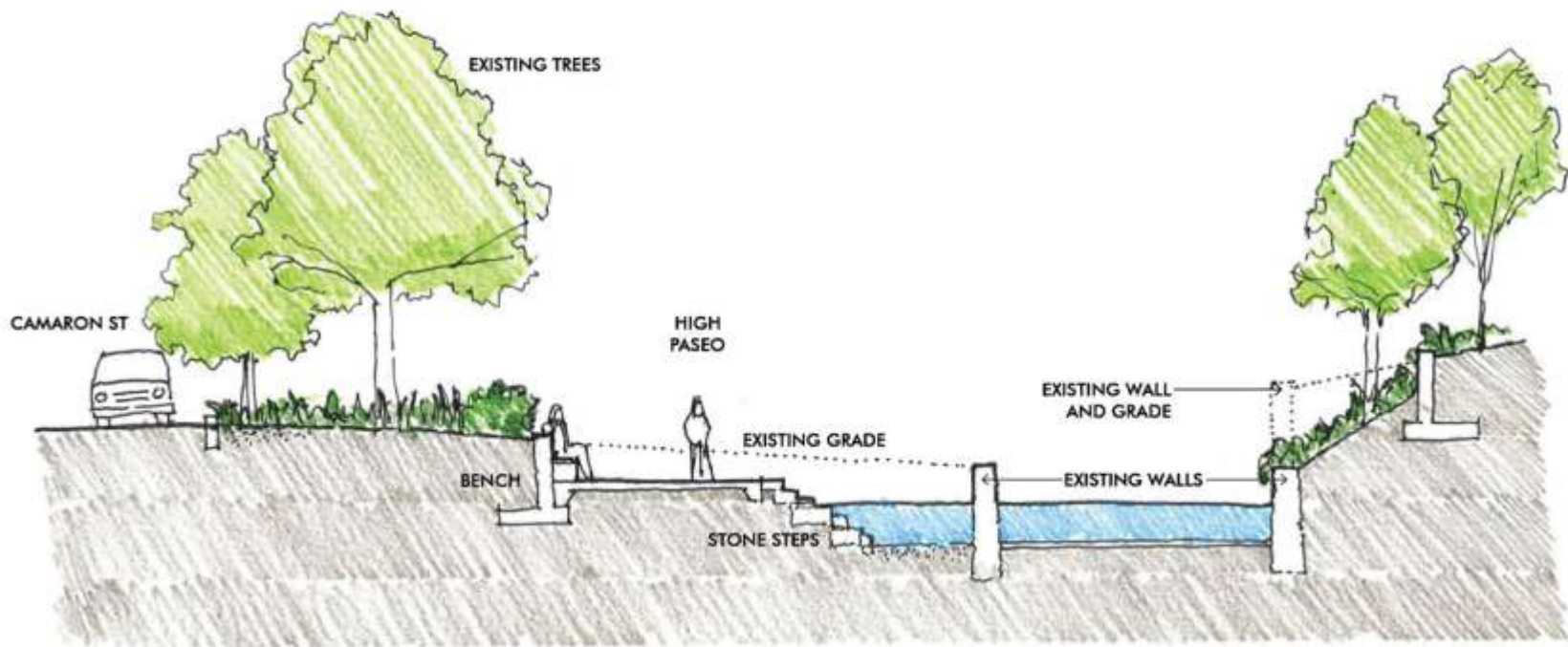




VILLA LAGUNILLA : SANTA ROSA ST – MARTIN ST

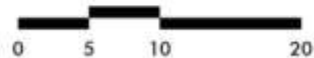
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VILLA LAGUNILLA : SANTA ROSA ST – MARTIN ST AT BENCH OVERLOOK

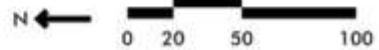
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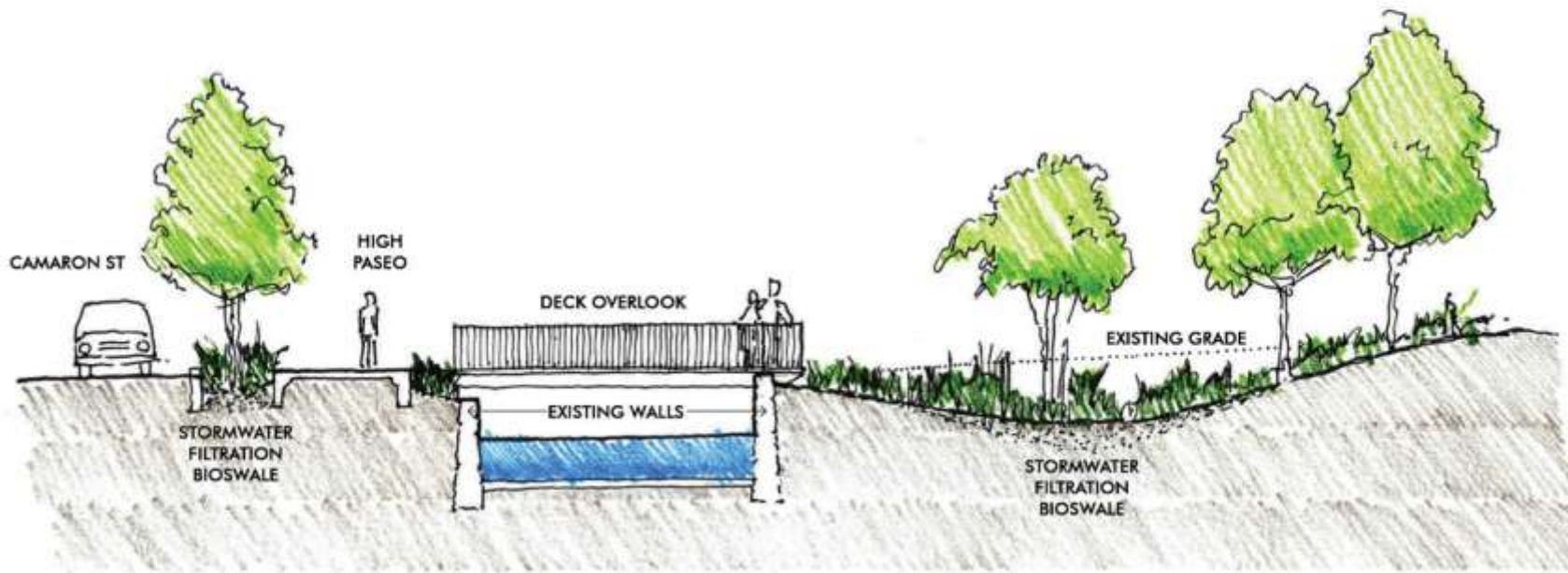




VILLA LAGUNILLA : MARTIN ST – TRAVIS ST

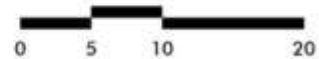
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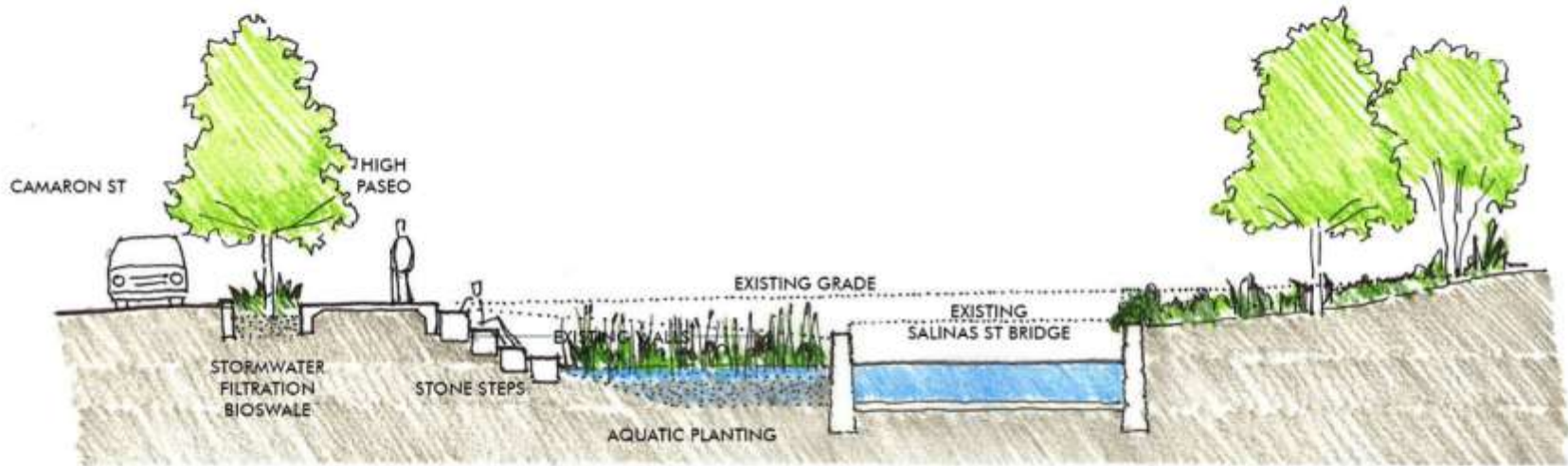




VILLA LAGUNILLA : MARTIN ST – TRAVIS ST AT DECK OVERLOOK

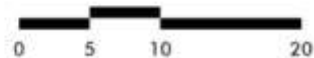
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VILLA LAGUNILLA : MARTIN ST – TRAVIS ST AT STONE STEPS

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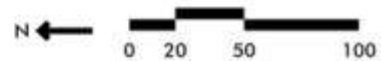


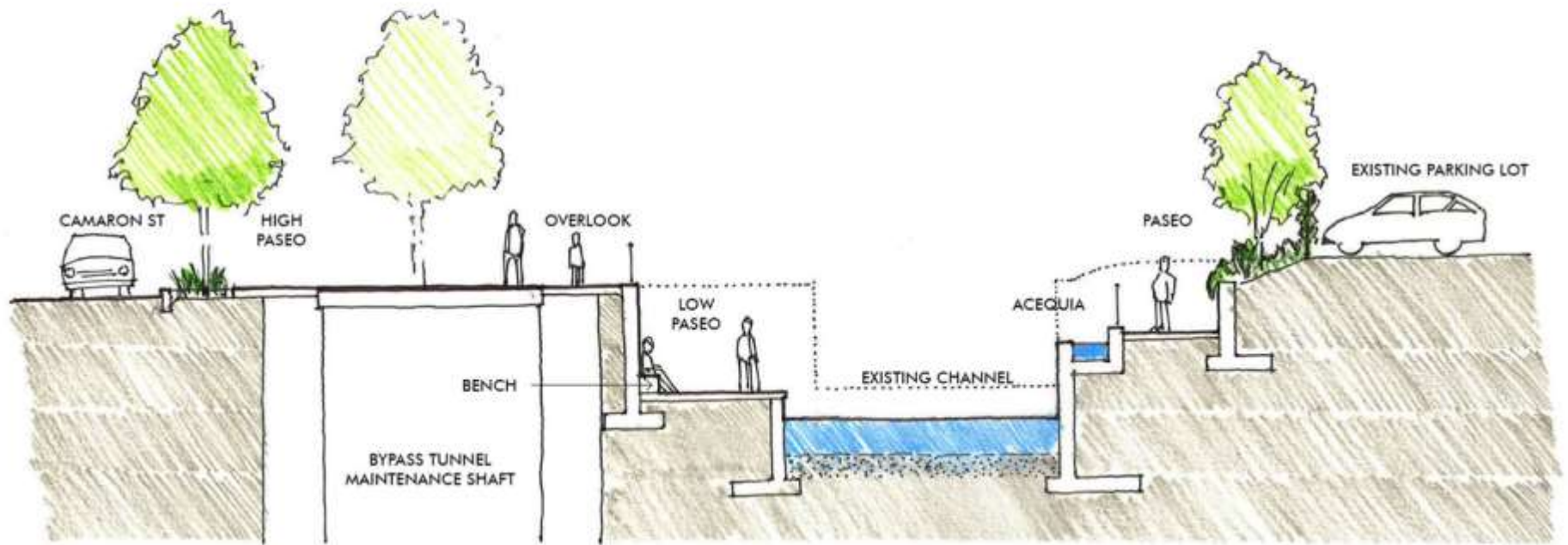




VILLA LAGUNILLA : TRAVIS ST – COMMERCE ST

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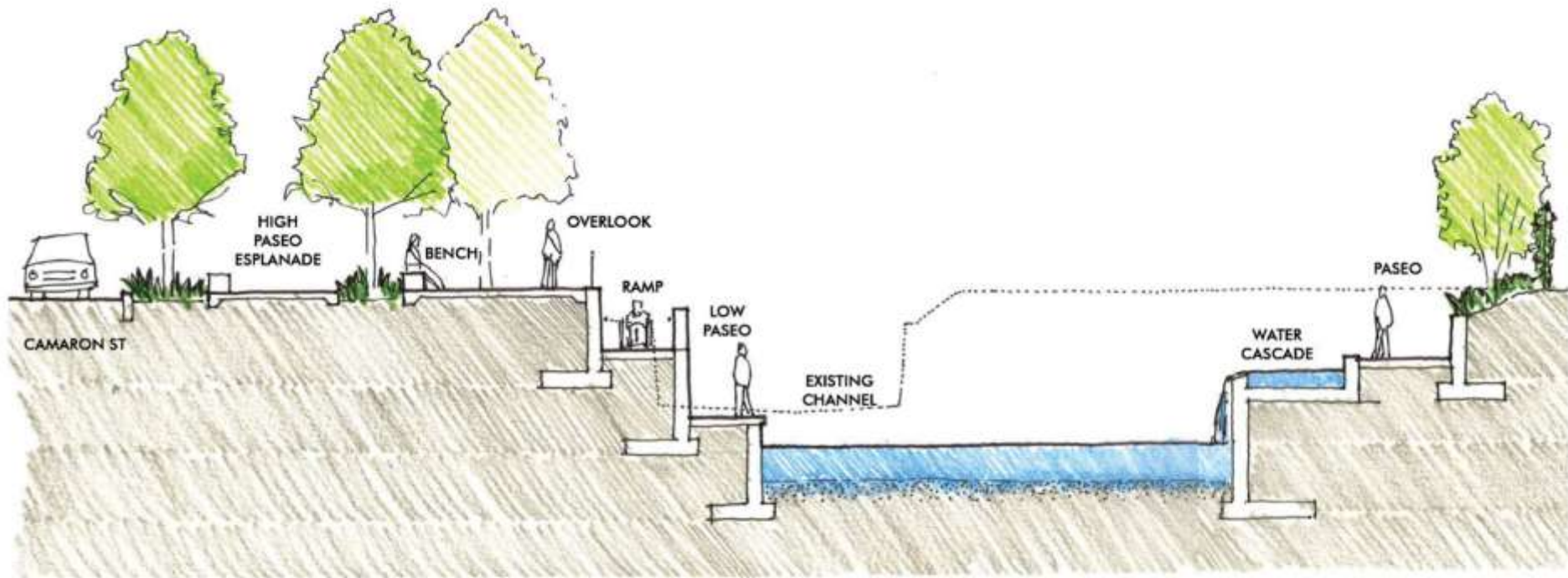




AGUA ANTIGUA : TRAVIS ST – HOUSTON ST AT MAINTENANCE SHAFT

12.03.15 MUNOZ & CO





AGUA ANTIGUA : TRAVIS ST – HOUSTON ST AT WATER CASCADE

12.03.15 MUNOZ & CO









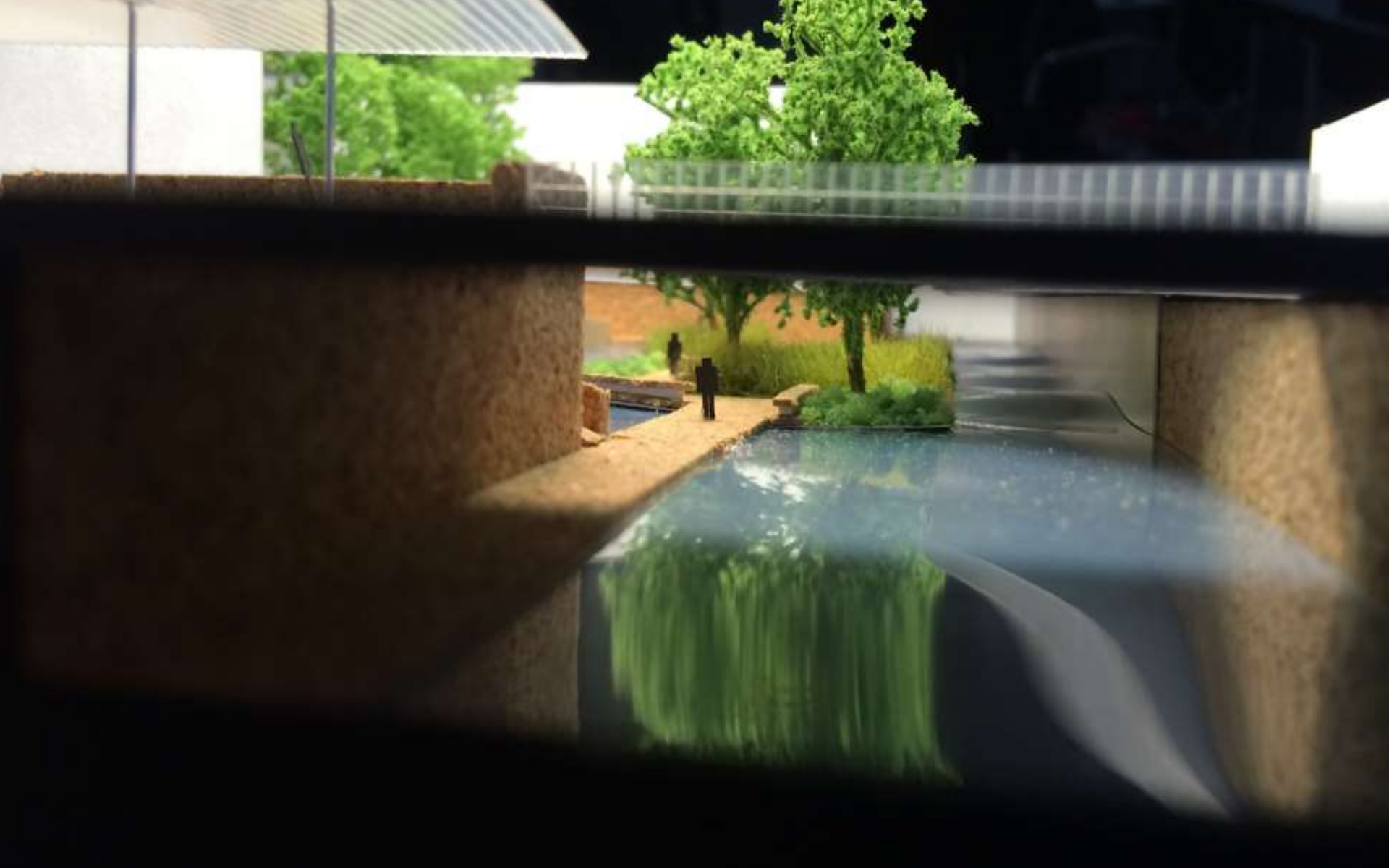












Impact of Project Changes



- ❖ Construction Cost:
 - ❖ Preliminary construction cost updates show project cost reduction may achieve desired goal of \$97.8 million for Phase 1 and Phase 2, for original footprint of the project
 - ❖ Addition of Dollar General, reprogramming between Houston and Commerce Street, Landscape Architecture betterments will require additional funding; to be determined

Impact of Project Changes



- ❖ Schedule: Estimated 9 month design schedule impact
 - ❖ Project scope has significant changes from Tree of Life Plaza to Commerce Street (roughly 60% of Phase 1)
 - ❖ Significant changes to 50% of Phase 2 from Value Engineering
 - ❖ Original schedule: design complete end of February 2016
 - ❖ Projected schedule: design complete end of November 2016
 - ❖ Impact to project construction completed by May 5, 2018
 - ❖ Likelihood to open through Travis by May 5, 2018, using traditional delivery strategy of design-bid-build

Response to Project Changes



- ❖ Shift to Construction Manager at Risk procurement and construction strategy

- ❖ Construction Manager at Risk (CMAR):
 - ❖ Owner contracts directly with Designer and with Builder (CMAR) based on value with cost considerations
 - ❖ Owner retains control of design and design team
 - ❖ Guaranteed maximum pricing phased as design components proceed
 - ❖ CMAR works with design team through preconstruction services to finish design

❖ CMAR Pros:

❖ Preconstruction Services

- ❖ Detailed construction schedule by CMAR 9 months ahead of traditional delivery
- ❖ Early cost estimates from the CMAR 6 months ahead of traditional bids
- ❖ Interaction with the final design – Contractor driven value engineering (starting in April 2016)
- ❖ Contractor-driven constructability reviews (starting in April 2016)
- ❖ Early understanding of risks perceived by Contractor

❖ CMAR Pros:

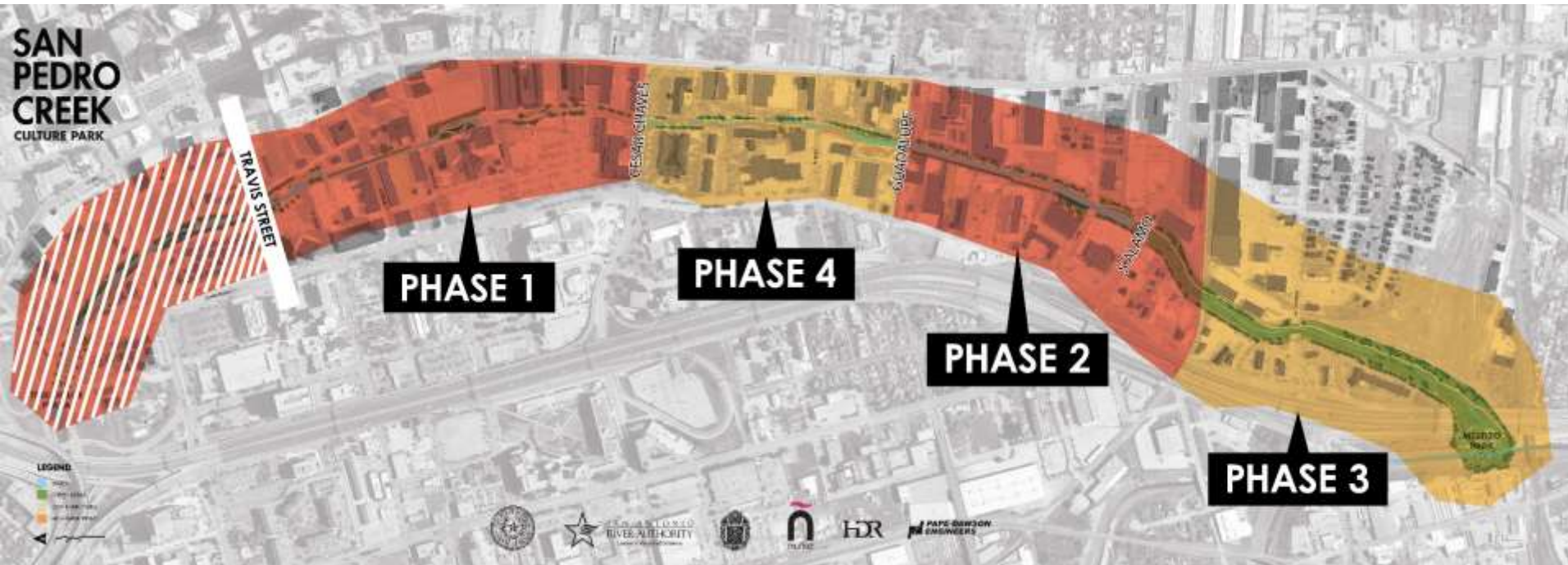
- ❖ Construction change flexibility and transfer of risk from owner to CMAR
 - ❖ Open book pricing allows cleaner handling of change orders
 - ❖ Unspent construction funds returned to Owner
 - ❖ Guaranteed maximum pricing allows for earlier cost detail and budgeting

❖ CMAR Pros:

- ❖ Earlier start to construction with “early out” packages; if federal permitting allows
 - ❖ Potential for “turning dirt” 6 months in advance of traditional design-bid-build
 - ❖ Bridge construction and utility work proposed to start 6 months early
 - ❖ Complete project to Commerce Street by May 5, 2018

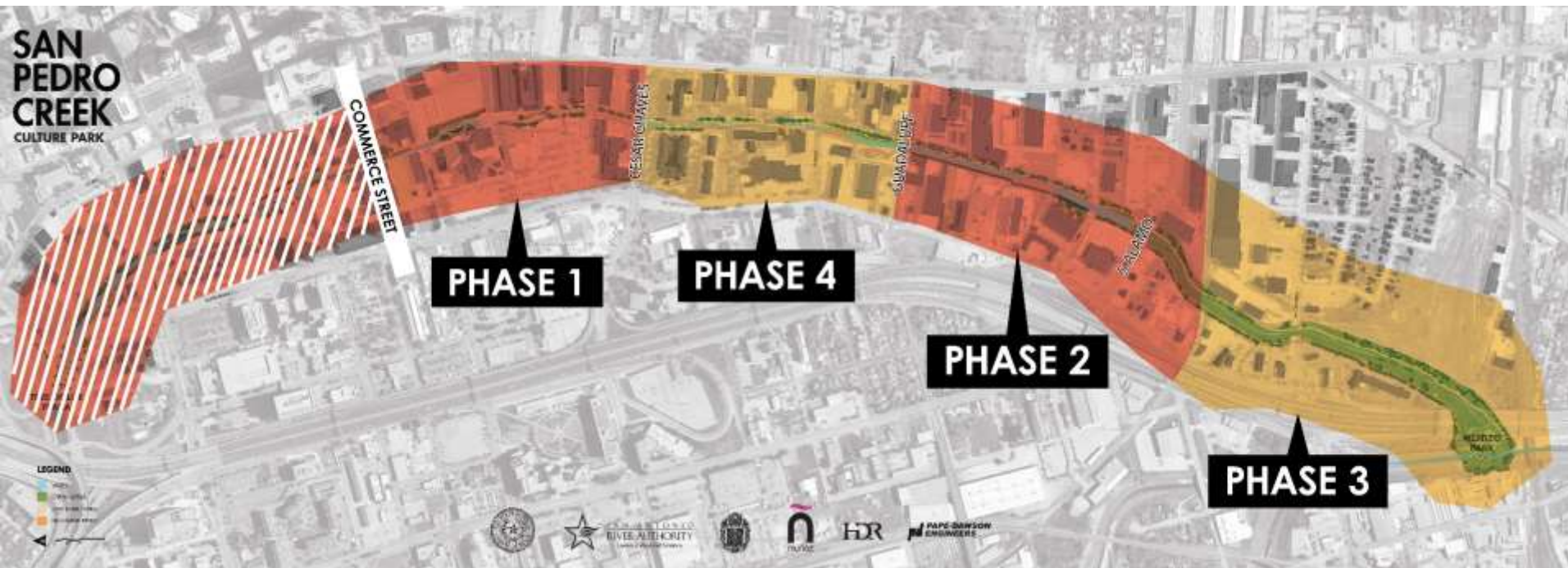
Predicted Completion by May 5, 2018

Traditional Design-Bid-Build: To Travis



Predicted Completion by May 5, 2018

CMAR: To Commerce Street



❖ CMAR Cons:

- ❖ Some potential reduced competition in selecting the CMAR ahead of an open-bid process
- ❖ Preconstruction services from CMAR and design team will be compensated for additional project cost
- ❖ Still liability for Owner related to potential disputes between CMAR and design team

❖ CMAR Cons:

- ❖ Long-lead permitting and utility relocations may still preclude early construction start
- ❖ Final commitment to Guaranteed Maximum Price understood only 6-8 weeks ahead of traditional design-bid-build
- ❖ Multiple contractual relationships
- ❖ Disputes/claims can still delay project completion; less than design-bid-build

- ❖ Bottom Line for San Pedro Creek:
 - ❖ CMAR delivery strategy preconstruction services will add cost to project budget
 - ❖ These costs potentially offset by Contractor engagement
 - ❖ CMAR approach expected to deliver construction faster, earlier, more cleanly and with less risk to the Owner than conventional design-bid-build
 - ❖ With schedule a driving factor, CMAR is now considered to be worth the potential for higher cost

Next Steps – Shift to CMAR

- ❖ Delivery method selection
 - ❖ One phase or two phase selection?
 - ❖ Two phase recommended but additional time required
- ❖ CMAR procurement by April 2016, and start of full engagement by Contractor
 - ❖ RFQ/RFP out to bid by end of January 2016

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