

SAN PEDRO CREEK

**CULTURE PARK
SUBCOMMITTEE MEETING**



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



Project Update

- Review Commissioners Court Motions
- Phase 2 Design Update
- Update on project status and schedule
- Construction approach
- Next steps and 2016 milestones

Commissioners Court



- Presentation on project status and revised designs: 12/08/15
- Presentation on project schedule and construction delivery method: 12/15/15

12/15/15 Court Action



Motion:

- Authorization for the San Antonio River Authority to advertise for and initiate process to utilize the Construction Manager at Risk method for construction of the San Pedro Creek Improvements Project and to develop necessary agreements and related documents for approval by Bexar County Commissioners Court.

12/15/15 Court Action

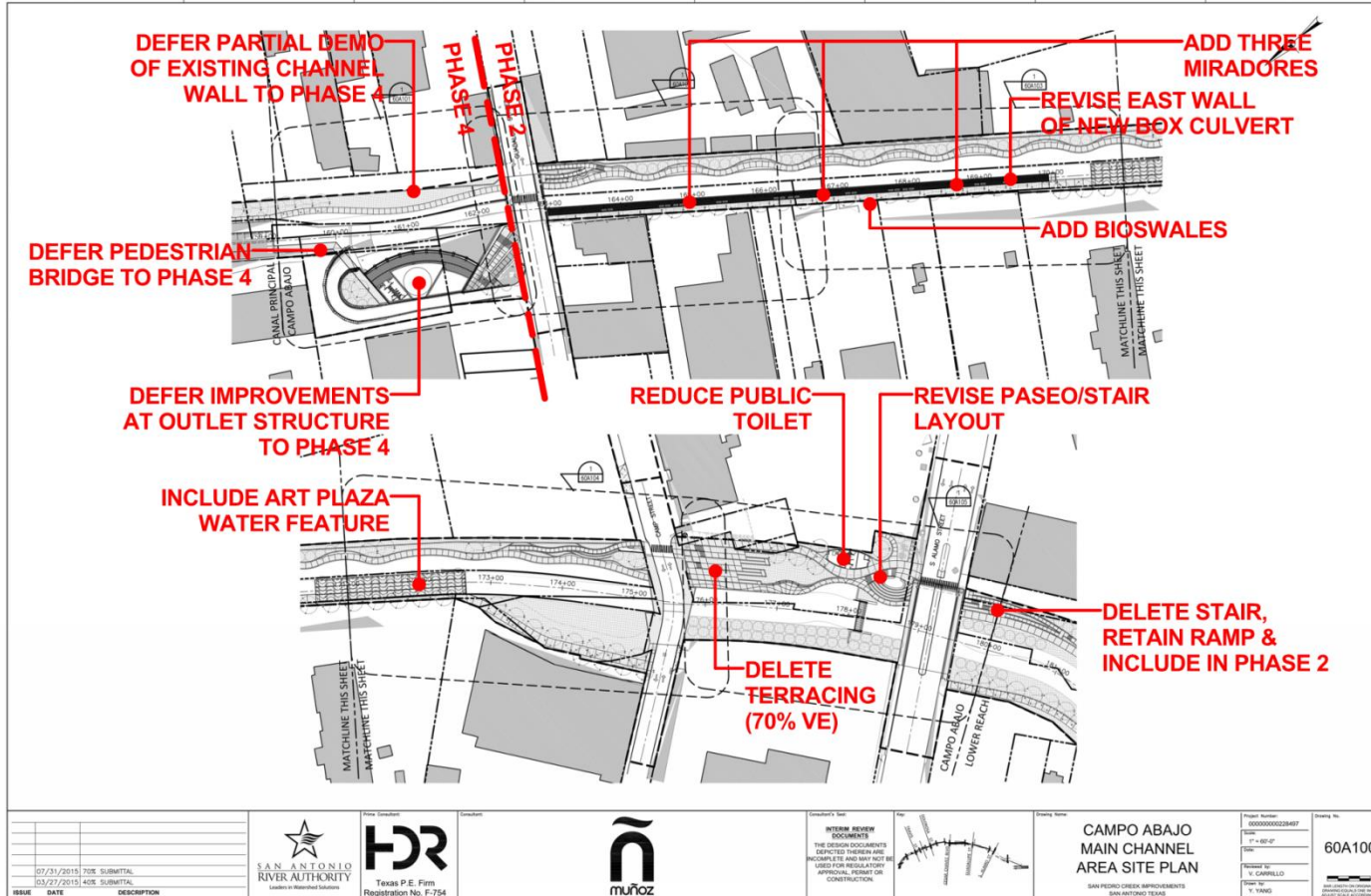


Motion:

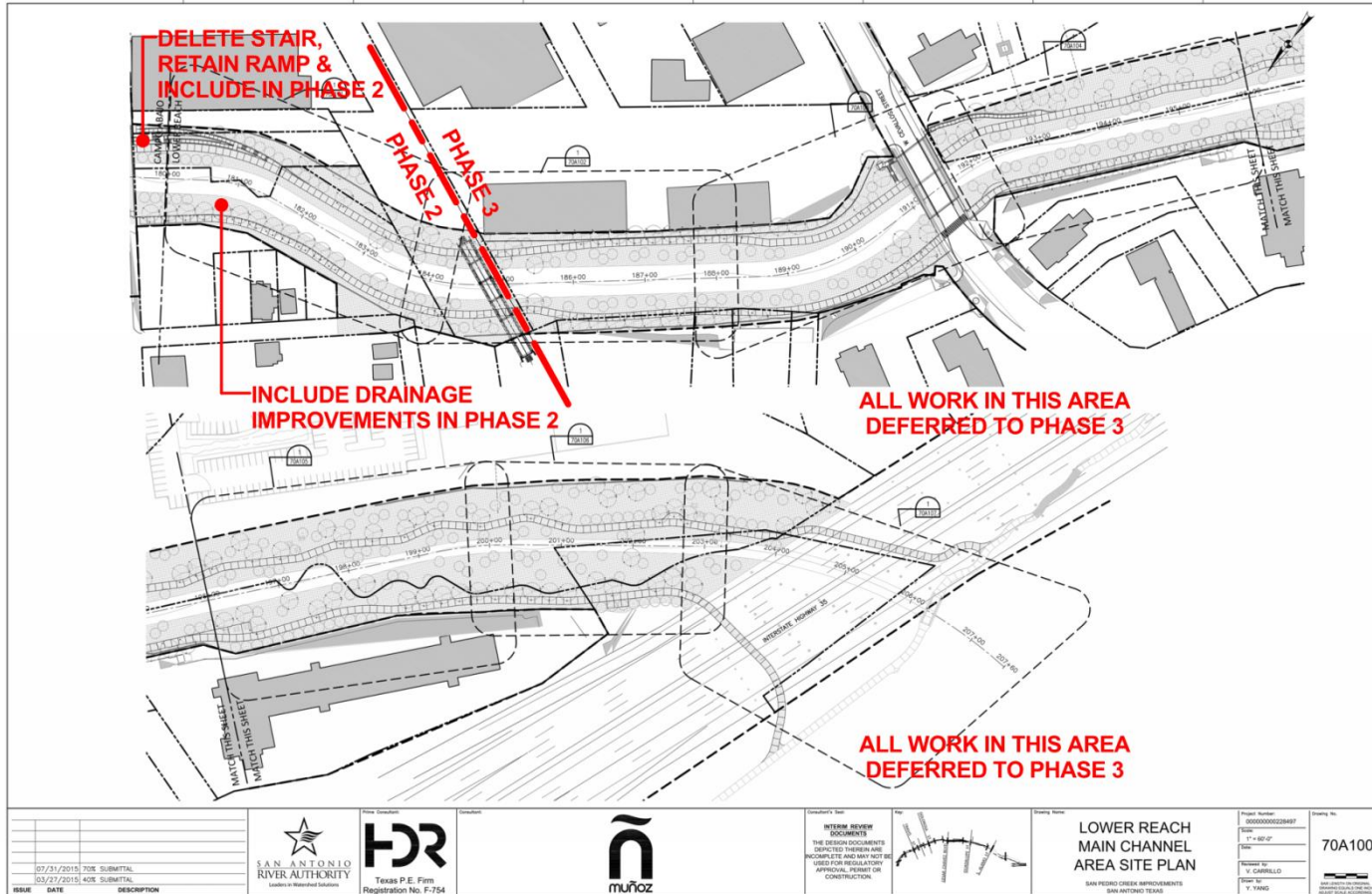
- Approval of the addition of Susan Oliver Heard and Deborah A. Cortez to serve on the San Pedro Creek Art Advisory Committee.

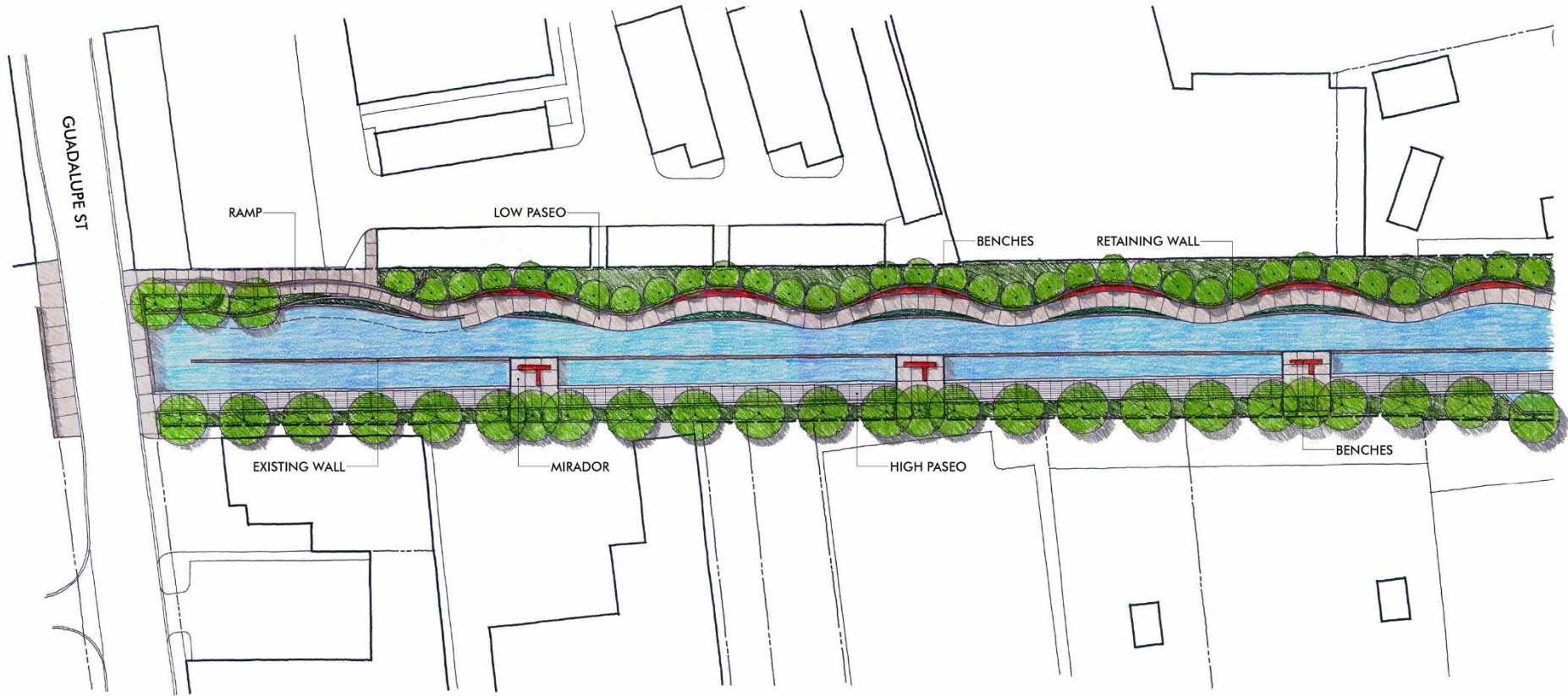
Phase 2 Design Update

Phase 2 Summary of Revisions



Phase 2 Summary of Revisions





CAMPO ABAJO : GUADALUPE ST – ARTS PLAZA

12.08.15 MUNOZ & CO







CAMPO ABAJO : ARTS PLAZA – CONTROL GATE

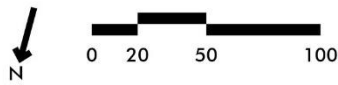
12.08.15 MUNOZ & CO





CAMPO ABAJO : CONTROL GATE – RAILROAD BRIDGE

12.08.15 MUNOZ & CO



Project Status

Project Status

- Refined designs for Phase 1 & 2 received positive feedback from property owners and community stakeholders
- Design schedule is delayed 9 months
 - Original schedule: 100% design due Feb 2016
 - Revised schedule: 100% design due Nov 2016
- Construction start will also be delayed

Project Status

- Project team working to mitigate impact of delay & design modification on project budget
- Goal remains to complete segment by May 5, 2018 to celebrate the Tricentennial
- Construction approach: Construction Manager at Risk (CMAR)
 - SARA will serve as Construction Administrator

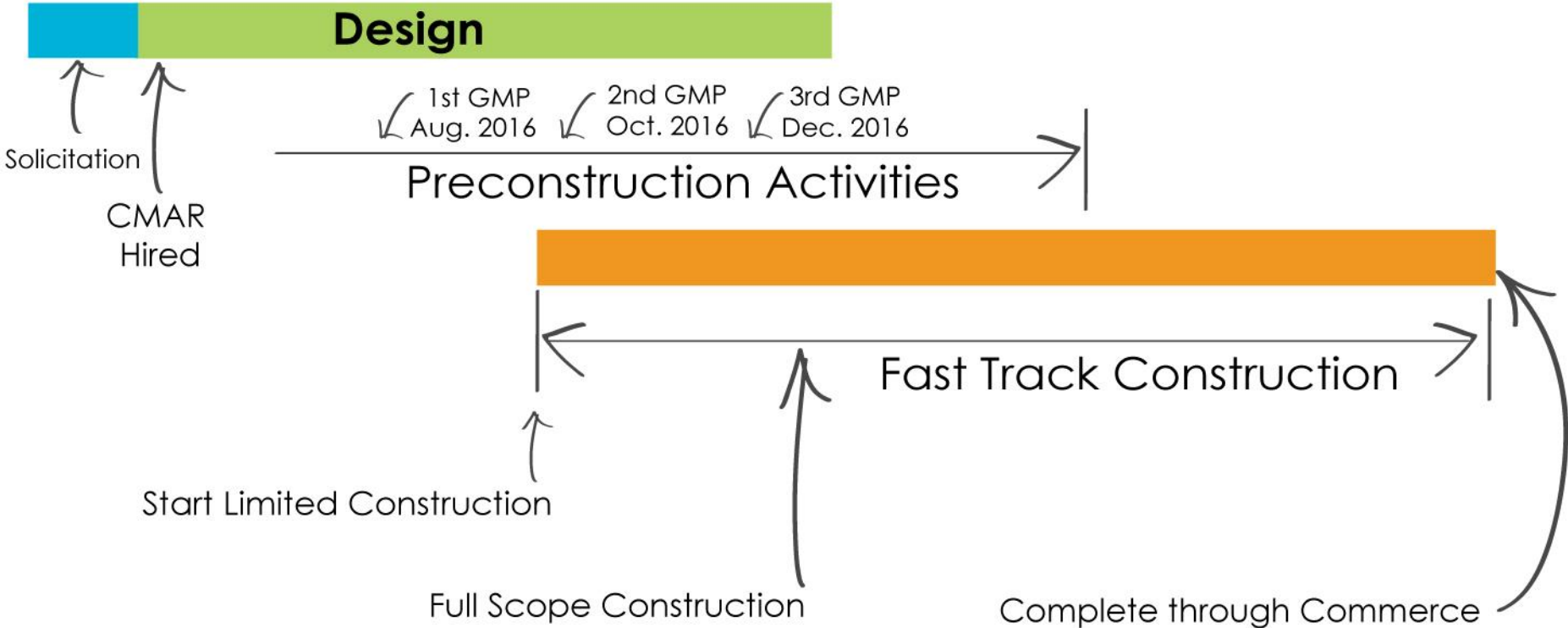
Construction Manager at Risk



- 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 premium
- CMAR preconstruction services will add an early financial commitment
 - These costs potentially offset by Contractor engagement

Construction Manager at Risk

April 2016 September 2016 December 2016 March 2017 May 5, 2018



Delivery method selection process

- Two step selection process
 - RFQ solicitation
 - RFP to short list

CMAR procurement by April 2016, and start of full engagement by Contractor

- RFQ solicitation in January

Evaluation Criteria

- Experience & Qualifications: 25 pts
- Project Understanding & Approach: 35 pts
 - Including Preconstruction Activities
- Past Performance: 15 pts
- Commitment to Quality/Safety: 10 pts
- Organizational Depth & Management Plan (emphasize local participation): 15 pts

SARA Construction Administration

- Continuity with project partners and stakeholders
- Experience with construction inspections and challenges during construction
- Expertise with similar projects and complexity of San Pedro Creek
- Operation and Maintenance
- Commitment to project success

Scope of Work in Development

- Return to Commissioners Court for approval of agreement in April

Public Art Program

Public Art Program

Program Update

- County, SARA and City coordinating to develop public art program for San Pedro Creek
- County approves members of Art Advisory Committee at Commissioners Court on 12/15/15
- Kick off meeting on 01/12/16
- Detailed briefing to Subcommittee on 02/11/16

Next Steps & 2016 Milestones

Next Steps

- 01/26/16: Bexar County Commissioners Court
- 01/2016: Deadline to consider changes from external stakeholders for Phase 1 & 2; Issue RFQ for CMAR procurement
- 04/2016: CMAR Awarded
- 05/2016: Design 70% resubmittal
- 08/2016: First GMP; potential early release package

Next Steps

- 10/2016: Second GMP; potential early release package
- 11/2016: 100% design milestone
- 12/2016: Final GMP from CMAR
- 01/2017: Design construction documents for balance of construction to be advertised

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