

# SAN PEDRO CREEK

**CULTURE PARK  
SUBCOMMITTEE MEETING**



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

## January Commissioners Court Meeting

- Project status
- Project schedule and construction delivery method
- Design fee update

## Court Action:

- Approval for the San Antonio River Authority to authorize additional services and associated funding in an amount not to exceed \$1,969,315 associated with design of revisions to the San Pedro Creek Improvements Project.

## Court Action:

- Approval of the Construction Manager at Risk RFQ solicitation document and authorization for the San Antonio River Authority to advertise the RFQ for selection of a Construction Manager at Risk for the San Pedro Creek Improvements Project.

# Project Status

# Project Status

- Design schedule is impacted by 9 months
  - Revised schedule: 100% design due Nov 2016
- Construction start also impacted
- 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)

# Additional Services Update



## Includes:

- Phase 1 and 2 Value Engineering in August/September, 2015
- Response to property owners, stakeholders and public input
- Revised design concepts from the Tree of Life to Commerce Street
- Associated revisions to design documents and public review of revisions

# Additional Services Update



<b>SUMMARY OF DESIGN TEAM ADDITIONAL SERVICES INCLUDING SUPPORT OF CMAR PROCUREMENT</b>			
<b>LANDSCAPE ARCHITECTURE COLLABORATION</b>	<b>BALANCE OF ADDITIONAL SERVICES</b>	<b>SAVINGS IDENTIFIED WITHIN CURRENT CONTRACT DUE TO CMAR PROCESS, SEPARATE ART PROCESS</b>	<b>NET, TOTAL ADDITIONAL SERVICES TO DESIGN TEAM</b>
\$ 286,323	\$ 1,988,876	\$ (305,884)	\$ 1,969,315



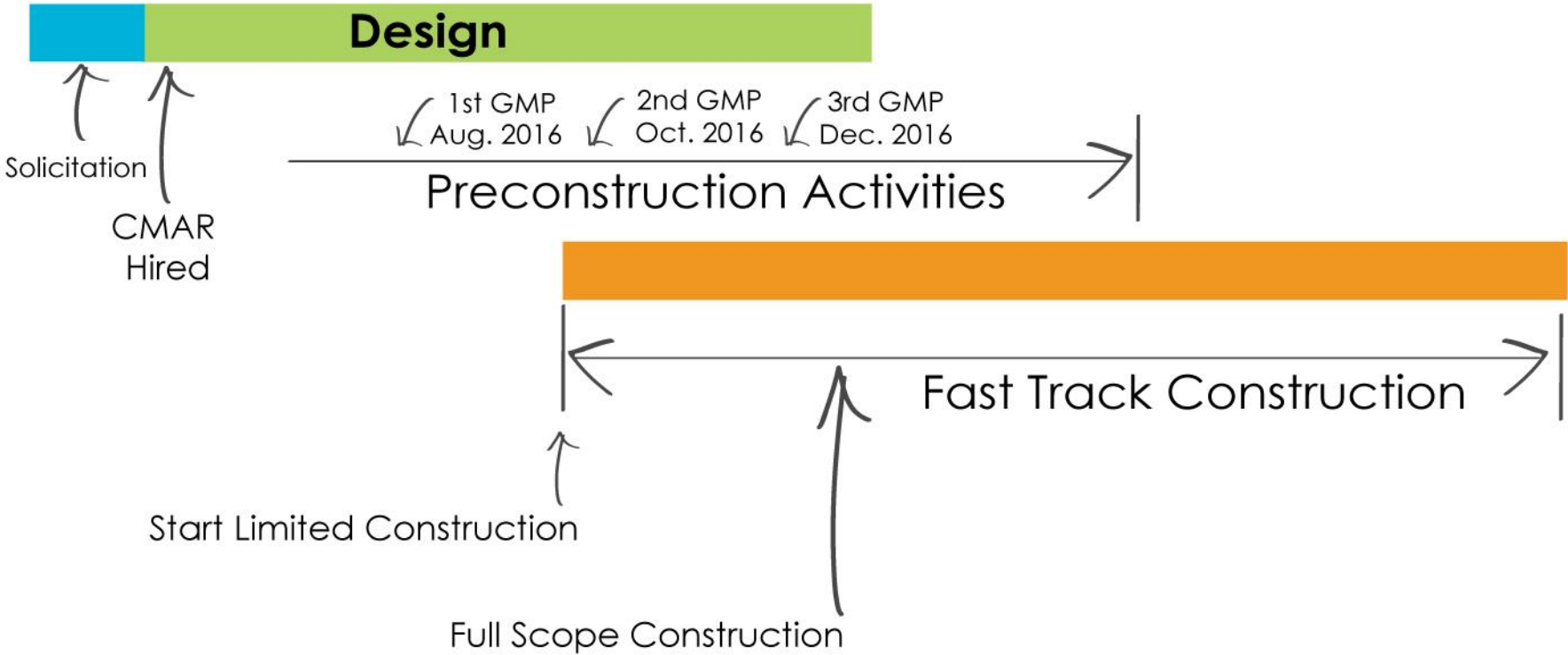
# Construction Manager at Risk

# 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 to confirm short list of qualified constructors
  - RFP by short-listed constructors
- Selection Committee
  - Bexar County (3)
  - SARA (2)

# CMAR Solicitation Schedule



- 1/31: CMAR RFQ solicitation issued
- 2/18/2016: CMAR pre-proposal meeting; candidate CMAR firms
- 03/2016: Submittals due
- 03/2016: Recommendation of qualified firms and RFP evaluation criteria to Commissioners Court
- 03/2016: Issue RFP to qualified firms
- 04/2016: Proposals due and interviews conducted
- 05/2016: Recommendation of CMAR award to Commissioners Court

# RFQ 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

# Public Art Program

# Public Art Program

- County, SARA and City coordinating with the Art Advisory Committee to develop public art program for San Pedro Creek
- SARA will support the advisory committee through process



# Public Art Program

## Functions:

- Develops program recommendations for County and City consideration
- Sets the stage for how public art will be received and build unified support
- Advises on assessment and implementation plan
- Advises County, SARA and City through public art process

# Public Art Program



## Art Advisory Committee

- Caleb Etheridge  
San Pedro Creek Subcommittee, Member
- Deborah A. Cortez  
Cultural Preservation & Brand Development, Mi Tierra Cafe, Inc., Director
- Eduardo Garcia  
PASA Public Art Committee, Vice Chair
- Patricia Ruiz-Healy  
Ruiz-Healy Art, Director
- Kathryn Kanjo  
Linda Pace Foundation, Trustee
- Felix Padron  
CoSA Department of Culture and Creative Development, Director
- Susan Oliver Heard  
Cinnabar, Owner and Artist

# Public Art Program

## Program Update

- 12/15/15: County approved members of Art Advisory Committee at Commissioners Court
- 01/12/16: Kick off meeting
- 02/08/16: Art Committee Tour
- Committee will meet the third Monday of every month

# Public Art Program

## Assessment

- Assess the programmatic and operational requirements for public art and develop recommendations to activate and sustain the arts and culture experience
- Evaluate public art programs in other cities nationally and/or internationally that have been effective and innovative

# Public Art Program

## Assessment

- Evaluate design program to identify opportunities for programmatic and/or permanent art of all different varieties of art media involving a program of local, regional and international artists
- Assess and recommend a plan that will determine the organizational and financial support necessary
  - Roles & responsibilities
  - Cost estimate of annual program budget

# Public Art Program

## Assessment

- Art Advisory Committee submitted comments on RFP and identified qualified consultants to receive RFP for assessment
- Sent RFP to list of qualified consultants on 02/10
- Team will work with Art Advisory Committee to establish evaluation criteria

# Public Art Program

## Assessment Schedule

- 03/11: Submittals due
- 03/11-04/04: Evaluation of proposals by County, City, Art Advisory Committee and SARA
- April-June: Work by consultant in coordination with County, City, SARA and Art Advisory Committee
- Early July: Draft recommendations to Art Advisory Committee
- Late July: Presentation of recommendations to subcommittee and oversight committee
- August: Final Recommendations to County, City and SARA governing Boards

# Design Guidelines



# Design Guidelines

- Team working in coordination with the City of San Antonio's Office of Historic Preservation
- To protect, preserve and enhance the San Pedro Creek and its improvements by establishing design standards and guidelines for properties located near the Creek
- River Improvement Overlay

# Design Guidelines

## Proposed Schedule

- 03/01: Initial property owner and stakeholder input meeting
- 03/10: Presentation to and input from subcommittee
- 03/29: 2<sup>nd</sup> property owner and stakeholder meeting
- 04/19: Draft of guideline recommendations

# Design Activity Update

# Design Activity Update

- Since 12/18/2015: Architectural team working on redesign elements
- 1/26/2016: Draft MOA issued for agency review
- 01/31: Deadline for additional stakeholder-requested changes to project
- 2/10: Design team “kickoff” of multi-discipline redesign
- End February, 2016: draft Architectural design update being used by design team

# Next Steps

- End April, 2016: Draft 70% redesign ready for internal Quality Control
- 05/2016: CMAR contract executed and 70% design resubmittal
- 08/2016: First GMP; potential early release package
- 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 made available

# SAN PEDRO CREEK

**CULTURE PARK  
SUBCOMMITTEE MEETING**



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