

SAN PEDRO CREEK

**CULTURE PARK
SUBCOMMITTEE MEETING**



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

- ❖ Award-winning landscape architecture firm added as consultant
 - ❖ Founded in 1977 by Mario Schjetnan
 - ❖ Headquartered in Mexico City
 - ❖ Planning, urban and landscape design
 - ❖ Specialized in connecting landscape architecture, architecture and urban design in spatial, aesthetic and social context
 - ❖ Wide range of projects including parks, plazas, housing developments, museums and cultural centers in Mexico, the United States, South America and the Middle East

Mario Schjetnan

❖ Internationally-Renowned

- ❖ Fellow of the American Society of Landscape Architects, member of the Academy of Arts of Mexico, recipient of the 2015 Sir Geoffrey Jellicoe Award from the International Federation of Landscape Architects

❖ Professor/Teacher

- ❖ Harvard University, University of California Berkeley, University of Arizona, University of Texas, University of Virginia, as well as Universities in Mexico such as: Universidad Iberoamericana, ITESO Guadalajara, University of Baja California and Universidad del Bajío, Aguascalientes

❖ Published

- ❖ Published in numerous professional magazines and authored several books



Xochimilco Ecological Park Mexico City



Canal de la Cortadura Tampico, Mexico



Grupo de Diseño Urbano



Chapultepec Park Rehabilitation Mexico City



Bicentenario Park Mexico City



Cornerstone Gardens Sonoma, California



Union Point Park Oakland, California



- ❖ Visit to San Antonio: October 14-16, 2015
 - Project overview and tour
 - Meet with Judge Wolff, Commissioner Elizondo, Councilmember Treviño, subcommittee members, property owners and stakeholders
 - Meet with design team to develop scope, schedule and pathway forward

SAN PEDRO CREEK

**CULTURE PARK
SUBCOMMITTEE MEETING**



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

Design Activity Update

- ❖ Presentation Summary
 - ❖ Project budget update
 - ❖ Summary of cost reduction initiatives
 - ❖ Project construction phasing update
 - ❖ Progressing changes
 - ❖ Storytelling update

Project Phasing & Cost Update



HDR Engineering, Inc



Pape Dawson Engineers, Inc

Construction Cost Estimates

70% ESTIMATED CONSTRUCTION COSTS, TOTAL PROJECT

PHASE 1	\$90,981,510
Villa Lagunilla (Town Lake)	\$27,115,038
Alameda/Agua Antigua (Old Water)	\$35,357,094
El Merodeo (The Meander)	\$28,509,378
PHASE 2	\$44,003,806
Portion of Campo Abajo (Lower Field): From Guadalupe Street to South Alamo Street	\$37,333,788
Portion of Lower Reach :From South Alamo to Railroad Bridge, 500 FT	\$6,670,018
PHASE 3	\$17,743,412
Remainder of Lower Reach	
PHASE 4	\$32,980,456
Canal Principal (Main Channel)	\$26,772,994
Remainder of Campo Abajo	\$6,207,462
TOTAL CONSTRUCTION COST:	\$185,709,183
TOTAL REIMBURSABLE UTILITY RELOCATION COST:	(\$6,120,821)
TOTAL CONSTRUCTION COST AFTER UTILITY REIMBURSEMENT :	\$179,588,362

70% Phase 1 and Phase 2
\$128,864,495
(Net, After Utility Reimb.)

40% Construction
Estimate:
\$170,900 Total
\$120,700 P1&P2

Total Project Costs – 70%



Preliminary Engineering Report (2013)

- Total - \$175M
 - Conceptual cost estimate
 - High-level study to determine project's feasibility

70% Design Development (2015)

- Total - \$206.8M
 - Market conditions through 2017
 - Refined design (70%)
 - Better understanding of existing infrastructure
 - Additional structural elements (e.g. walls)
 - Limited property costs

Total Project Costs Increase at 18.2%

Project Funding Update - Assets

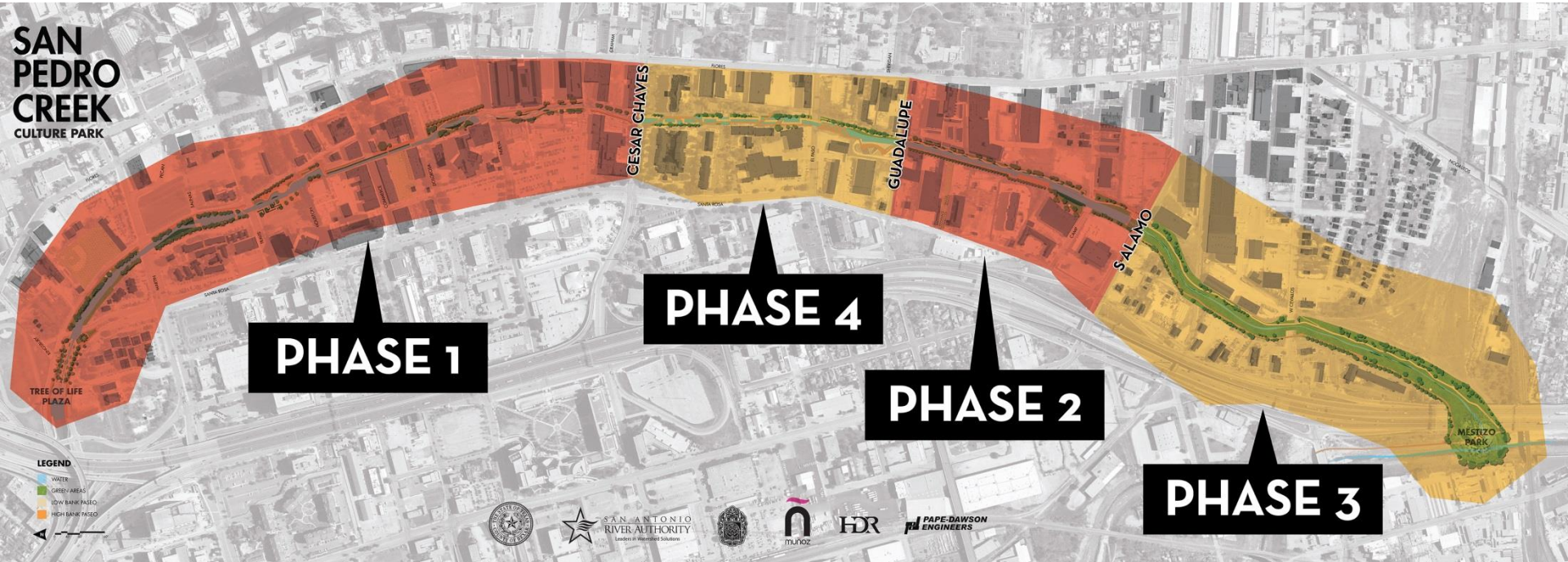


TOTAL APPROVED FUNDING:	\$125,000,000
TOTAL OBLIGATED COSTS:	
(PER Costs, Design Consulting and Management Fees, Real Estate Support)	(\$16,600,000)
TOTAL FUTURE COST OBLIGATION:	
(Construction Consulting and Management Fees, Construction Testing/Inspection)	(\$6,400,000)
ESTIMATED PROPERTY COSTS:	(\$4,200,000)

REMAINING FUNDING FOR CONSTRUCTION:

\$ 97,800,000

40% Design Construction Phasing



Proposed Construction Phasing



Project Funding vs Phase 1/Phase 2 Costs



70% ESTIMATED CONSTRUCTION COSTS, PHASES 1 AND 2	
PHASE 1	\$90,981,510
Villa Lagunilla (Town Lake)	\$27,115,038
Alameda/Agua Antigua (Old Water)	\$35,357,094
El Merodeo (The Meander)	\$28,509,378
PHASE 2	\$44,003,806
Portion of Campo Abajo (Lower Field): From Guadalupe Street to South Alamo Street	\$37,333,788
Portion of Lower Reach: From South Alamo to Railroad Bridge, 500 FT	\$6,670,018
TOTAL 70% CONSTRUCTION COST, PHASES 1 AND 2:	\$134,985,316
TOTAL REIMBURSABLE UTILITY RELOCATION COST:	(\$6,120,821)
TOTAL PHASE 1, 2 CONSTRUCTION COST AFTER REIMBURSEMENT:	\$128,864,495
AVAILABLE CONSTRUCTION FUNDING:	(\$97,800,000)
70% FUNDING GAP FOR PHASES 1 AND 2, FULL SCOPE:	(\$31,064,495)

Proposed Budget Reconciliation

BUDGET RECONCILIATION, PHASES 1 AND 2, FULL SCOPE TO SOUTH ALAMO	
70% FUNDING GAP, PHASES 1 AND 2:	\$ 31,064,495
PROPOSED PHASE 1 ADJUSTMENTS:	\$ (19,054,196)
Cost reductions realized from design adjustments (Tree of Life, Alameda Performance area, Salinas Street shade structure, "Tree Bridge" treatment):	\$ (8,967,980)
Deferal of all public art to private funding	\$ (1,670,239)
Miscellaneous adjustments in architectural finishes and detailing:	\$ (8,965,977)
Set-aside for future utility relocations:	\$ 550,000
PROPOSED PHASE 2 ADJUSTMENTS, VALUE REDUCTION:	\$ (11,618,484)
Value Engineering in Campo Abajo, Flood Control only in 70A :	\$ (12,168,484)
Set-aside for future utility relocations:	\$ 550,000
FUNDING GAP AFTER PROPOSED RECONCILIATION (POSITIVE = SHORTFALL):	\$ 391,815

Proposed Construction Phasing



Cost Reduction Components

- ❖ Delete arch at Tree of Life, simplify plaza
- ❖ Reduce minor wall terracing in Phase 1
- ❖ Eliminate brick pavers at all bridges/street crossings
- ❖ Architectural wall finish selection, railing types, paving pattern selection
- ❖ Eliminate shade structure at Salinas
- ❖ Defer all public art funding
- ❖ Reduce scope of Alameda stage, seating area, water garden
- ❖ Merodeo "Tree Bridge" artistic treatment deferred

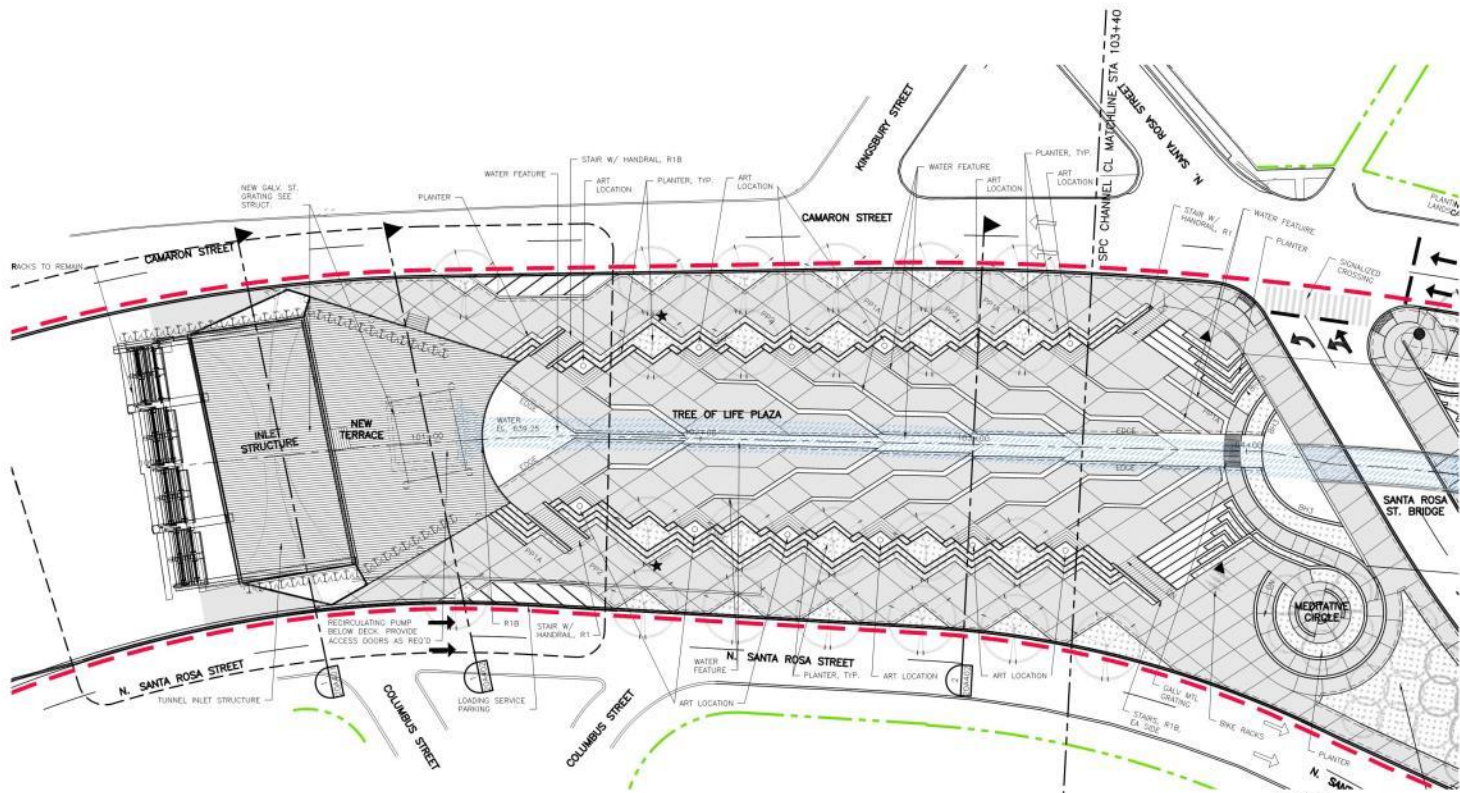
Cost Reduction Components, Cont.



- ❖ Refine scope of structural soldier pier walls in Phase 2
- ❖ Storm Water Treatment Devices in Phase 2 is an additive alternate
- ❖ Delete Pavilion/water feature in Phase 2
- ❖ Minimize ramps, terracing at east bank between Camp Street and South Alamo, Phase 2
- ❖ "Flood control only" between South Alamo and UPRR

Progressing Changes

- ❖ Capture Value Engineering, cost reduction changes, Phases 1&2
- ❖ Revisions, Tree of Life Plaza (discussion from 70% plan)



**VILLA LAGUNILLA
MAIN CHANNEL PARTIAL PLAN**

①
SCALE: 1" = 20'-0"
0 10' 20'

- LEGEND**
- | | | | |
|-------------------|-----------------------------------|--------------------------|--|
| AQUATIC PLANTING | CONCRETE PAVING | EXISTING CREEK FOOTPRINT | EXISTING PROPERTY LINES |
| RIPARIAN PLANTING | EXPOSED AGGREGATE CONCRETE PAVING | COMPOSITE DECKING | PROPOSED RIGHT OF WAY / LIMITS OF CONSTRUCTION |
| UPLAND PLANTING | STEEL DECKING | TURFGRASS AREA | |

SAN PEDRO CREEK IMPROVEMENTS

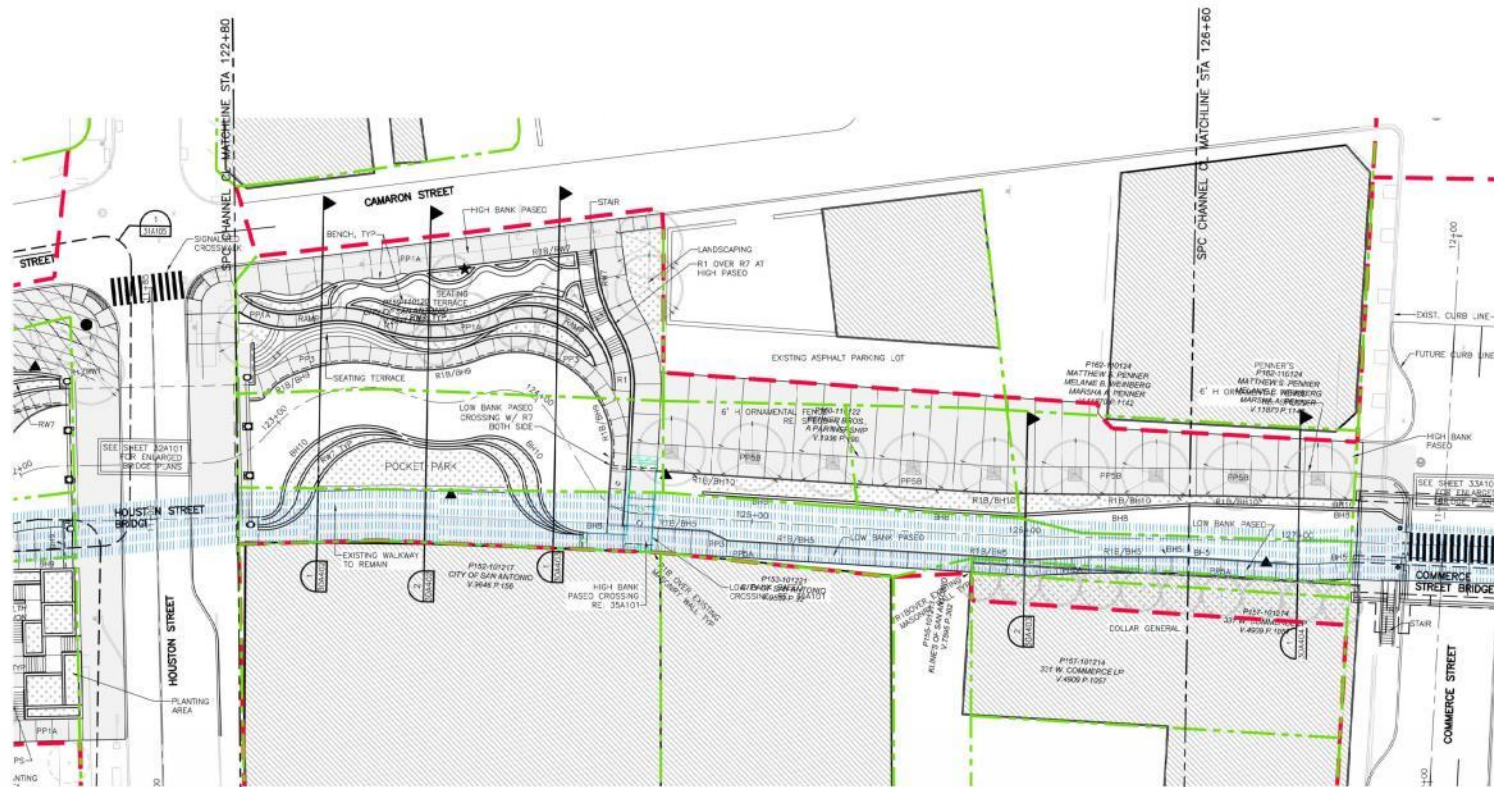


Progressing Changes

- ❖ Revisions, Travis-Houston (relocation of amphitheater, discussion from 70% plan)

Progressing Changes

- ❖ Revisions, Houston-Commerce (relocation of amphitheater, Dollar General property, discussion from 70% plan)



**ALAMEDA / AGUA ANTIGUA
MAIN CHANNEL PARTIAL PLAN**

SCALE: 1" = 20' - 0"

- AQUATIC PLANTING
- RIPARIAN PLANTING
- UPLAND PLANTING

- CONCRETE PAVING
- EXPOSED AGGREGATE CONCRETE PAVING
- STEEL DECKING

LEGEND

- EXISTING CREEK FOOTPRINT
- COMPOSITE DECKING
- TURFGRASS AREA
- EXISTING PROPERTY LINES
- PROPOSED RIGHT OF WAY / LIMITS OF CONSTRUCTION

SAN PEDRO CREEK IMPROVEMENTS



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



**PAPE-DAWSON
ENGINEERS**



Progressing Changes

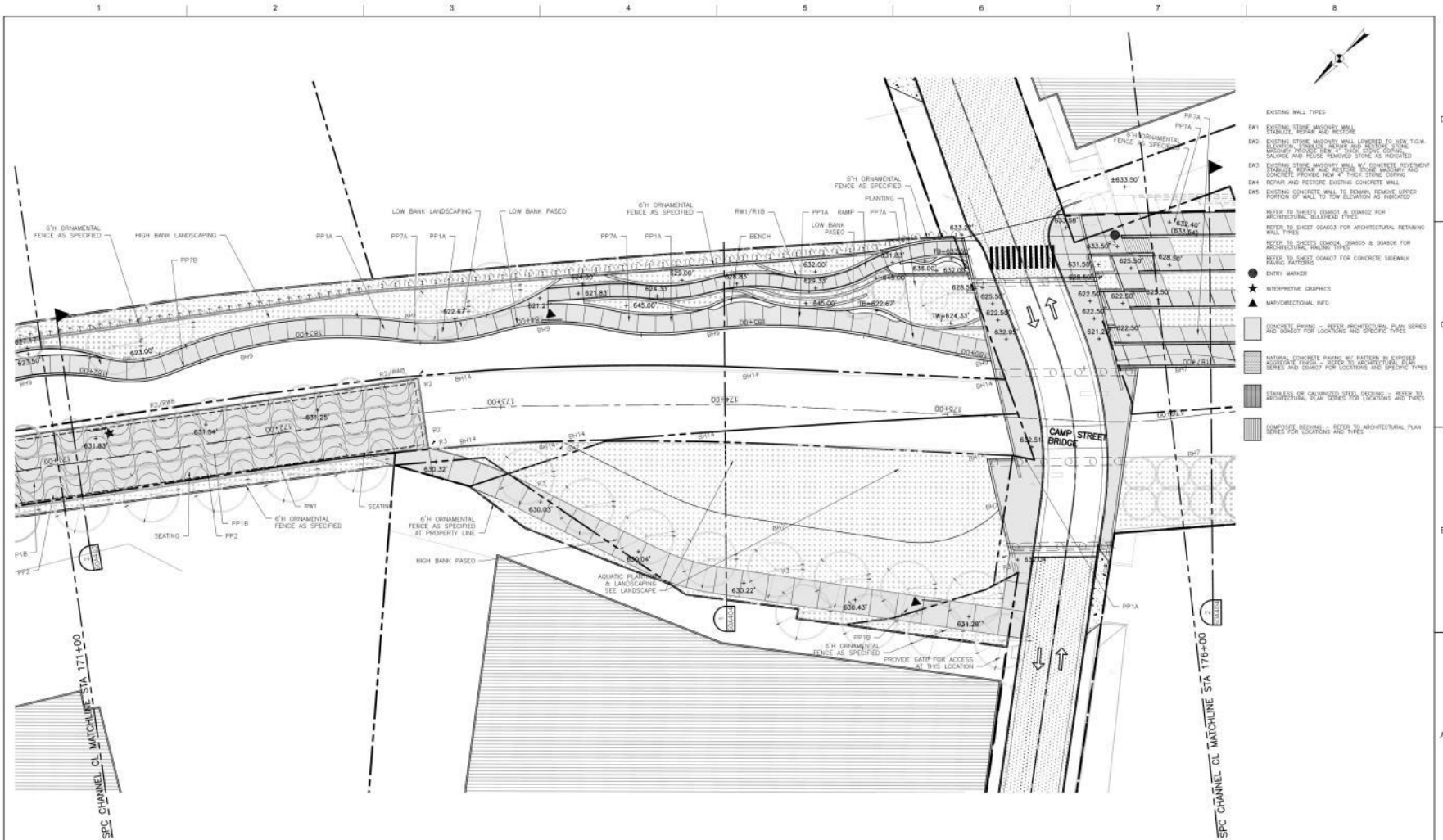
- ❖ Revisions, Commerce-Nueva (discussion from 70% plan)

Progressing Changes

- ❖ Revisions, Nueva-Cesar Chavez (discussion from 70% plans)

Progressing Changes

- ❖ Project modifications in Phase 2 (discussion from 70% plans)



<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td>07/31/2015</td> <td>70% SUBMITTAL</td> </tr> <tr> <td></td> <td>03/27/2015</td> <td>40% SUBMITTAL</td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION		07/31/2015	70% SUBMITTAL		03/27/2015	40% SUBMITTAL	 <p>SAN ANTONIO RIVER AUTHORITY Leaders in Watershed Solutions</p>	<p>Author: Consultant</p>  <p>HDR Texas P.E. Firm Registration No. F-754</p>	<p>Consultant:</p>  <p>muñoz</p>	<p>Location: Site</p> <p>INTERIM REVIEW DOCUMENTS THE DESIGN DOCUMENTS DEPICTED THEREIN ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.</p>	<p>File:</p> 	<p>Drawn: Name:</p> <p>CAMPO ABAJO MAIN CHANNEL PARTIAL SITE PLAN</p> <p>SAN PEDRO CREEK IMPROVEMENTS SAN ANTONIO TEXAS</p>	<p>Project Number: 00000000120407</p> <p>Scale: 1" = 20'-0"</p> <p>Revised by: V. GARIBOLLO</p> <p>Drawn by: Y. YANG</p> <p>Drawing No: 60A104</p> <p>Small graphic scale bar and north arrow.</p>
ISSUE	DATE	DESCRIPTION														
	07/31/2015	70% SUBMITTAL														
	03/27/2015	40% SUBMITTAL														

Storytelling Update

- ❖ Draft of the Historical Narrative by Maria Pfeiffer and David Haynes
- ❖ Draft of the Storytelling Narrative by John Phillip Santos

SAN PEDRO CREEK

**CULTURE PARK
SUBCOMMITTEE MEETING**



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