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
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.
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

- Defer partial demo of existing channel wall to Phase 4
- Defer pedestrian bridge to Phase 4
- Defer improvements at outlet structure to Phase 4
- Include art plaza/water feature
- Reduce public toilet
- Revise paseo/stair layout
- Add bioswales
- Add three miradores
- Revise east wall of new box culvert
- Delete stair, retain ramp & include in Phase 2
- Delete terracing (70% VE)
Phase 2 Summary of Revisions

- **DELETE STAIR, RETAIN RAMP & INCLUDE IN PHASE 2**
- **INCLUDE DRAINAGE IMPROVEMENTS IN PHASE 2**
- **ALL WORK IN THIS AREA DEFERRED TO PHASE 3**
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

Design

Solicitation
CMAR Hired

1st GMP Aug. 2016

Preconstruction Activities

Fast Track Construction

Start Limited Construction

Full Scope Construction

Complete through Commerce
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