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

### SUMMARY OF DESIGN TEAM ADDITIONAL SERVICES INCLUDING SUPPORT OF CMAR PROCUREMENT

<table>
<thead>
<tr>
<th>LANDSCAPE ARCHITECTURE COLLABORATION</th>
<th>BALANCE OF ADDITIONAL SERVICES</th>
<th>SAVINGS IDENTIFIED WITHIN CURRENT CONTRACT DUE TO CMAR PROCESS, SEPARATE ART PROCESS</th>
<th>NET, TOTAL ADDITIONAL SERVICES TO DESIGN TEAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 286,323</td>
<td>$ 1,988,876</td>
<td>$(305,884)</td>
<td>$ 1,969,315</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>April 2016</th>
<th>September 2016</th>
<th>December 2016</th>
<th>March 2017</th>
<th>May 5, 2018</th>
</tr>
</thead>
</table>

**Design**

- Solicitation
- CMAR Hired


**Preconstruction Activities**

- Fast Track Construction
- Start Limited Construction
- Full Scope Construction
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
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
Proposed Schedule

- 03/01: Initial property owner and stakeholder input meeting
- 03/10: Presentation to and input from subcommittee
- 03/29: 2nd 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