



**JANUARY 14, 2016**  
**SAN ANTONIO RIVER AUTHORITY**  
**100 EAST GUENTHER, BOARD ROOM**  
**8:30 A.M.**

## **MEETING NOTES**

**ATTENDING: MEMBERS AND ALTERNATES** - Scott Baird, Marilyn Bradley, Ben Brewer, Michael Cortez, Stella de la Garza, Caleb Etheredge, David Garza, Jerry Geyer, Mark Penner, Trey Whiddon. **STAFF AND CONSULTANTS**- Kerry Averyt, Tony Canez, Steve Graham, Kerim Jacaman, Sonia Jimenez, Ryan Kuhl, Marianne Kumley, Jeff Mitchell, John Mize, Brice Moczygemba, Shiva Sandrana, Suzanne Scott, Jim Sterner, Bridget Hinze. **PUBLIC**- Rosemary Geyer, David Stafford, Kim Miller, Shane Milkowski, Jeff Grigsby, Don Mathis, Orlando Rangel, John Carlson, Ryan Aalsma, Claus D. Heide, Jose A. Vidal, Dave Callcaterra, Emily Bowe, David Tidwell, Frank Monaco, Heath Cover, Anita Fernández, Chris McKnight, Joan Miller, Estela Avery, Beverly Purdy, Anna Alicia Romano, Bill Adams.

### **WELCOME AND INTRODUCTIONS**

Michael Cortez welcomed everyone and called the meeting to order. After introductions, he reviewed the calendar items.

### **CALENDAR ITEMS**

- a. Westside Creeks Restoration Oversight Committee (WCROC) meeting - February 9, 2016, 6:00 p.m. at 100 E. Guenther, Board Room
- b. San Pedro Creek Subcommittee meeting - February 11, 2016, 8:30 a.m. at 100 E. Guenther, Board Room

### **APPROVAL OF MEETING NOTES FROM DECEMBER 4, 2015**

Trey Whiddon moved to accept the meeting notes as submitted and Marilyn Bradley seconded the motion. The motion passed.

### **PROJECT ACTIVITY AND COMMISSIONERS COURT REVIEW**

Kerry Averyt, San Antonio River Authority, reviewed the information provided and the decisions made at the Commissioners Court in December 2015. (Please see the attached presentation for more information on this and other items referred to in these notes.)

### ***Phase 2 Design Update***

Mr. Averyt reviewed the design for Phase 2, which included:

For more information contact: Bridget Hinze (210) 302-3257, [bridgeth@sara-tx.org](mailto:bridgeth@sara-tx.org).

- An artist rendering of the Guadalupe Street art plaza with high *paseos*, benches and *miradores*; the control gate and the railroad bridge; and an indication of the location of future *paseos*.
- From South Alamo to the Railroad Bridge will include flood control components only in Phase 2; the amenities will be deferred to Phase 3.

#### Update on Schedule and Status

He pointed out that there is a nine-month delay in the original schedule due to the design refinements. The team is working to mitigate delays with a goal to complete as much as possible by the city's tricentennial in May 2018.

#### Construction Approach, Schedule and Milestones

The Construction Manager at Risk (CMAR) approach to the construction is faster and completes the project earlier with less risk to the owner than conventional methods. It has been tried and proven. The construction manager will construct the entire project and have the capability to build certain elements (including bridges) before the entire design is completed.

Mr. Averyt reviewed the schedule, which would begin in early 2016 with the selection of the CMAR and continue with preconstruction activities that include the Guaranteed Maximum Price (GMP) designation in three stages. Limited construction would begin in September 2016; full construction in December 2016 and construction through Commerce Street should be completed by May 5, 2018. SARA will return to Commissioners Court in April for approval of the construction manager selected.

SARA construction administration will provide continuity with the project partners and stakeholders. Additionally, SARA will likely serve as the operations and maintenance (O&M) administrator.

SARA is returning to Commissioner's Court on January 26<sup>th</sup> to request approval of additional funds for the design revisions and for the solicitation of the CMAR Request for Qualifications (RFQ).

In response to a question, Suzanne Scott explained that detailed cost estimates are not final yet and they hope to benefit from some savings once the contractor is on board. They will look to the contractor to validate the cost estimates on the approved 70 percent design that will be submitted in May 2016. She added the construction will be implemented in phases and the CMAR team will create packages of estimates as they proceed. It will not be one big number as is usually seen in large capital improvement projects.

#### Public Art Program

The public art program is a coordinated effort of the County, City and SARA. On December 15th Commissioners Court approved members of the Public Art Committee. The committee kicked off its activities on January 12. Mr. Averyt noted there will be more information about the public art program at the next San Pedro Creek meeting on February 11th.

#### **NEXT STEPS DISCUSSION**

Mr. Averyt reviewed the items that would be coming up in the next few months. These

included:

- January 26, 2016 - Commissioners Court
- January 2016 - the deadline for considering substantial changes to Phases 1 and 2 from outside stakeholders
- January 2016 - issue the RFQ for CMAR procurement
- April 2016 - CMAR awarded
- May 2016 - 70 percent design resubmittal
- August 2016 - the first Guaranteed Maximum Price (GMP) due and potential early release package
- October 2016 - Second GMP and potential early release package
- November 2016 - 100 percent design milestone
- December 2016 - Final GMP from CMAR
- January 2017 - Design construction documents for balance of construction to be advertised.

Once the CMAR is selected, there will be another public meeting to discuss the many other projects that need to be coordinated and to inform stakeholders of the project schedule.

#### **OTHER ITEMS**

- On January 20th at 2 p.m., the SARA Board will consider the Monarch Butterfly Pledge by the National Wildlife Federation to support the butterflies and increase public awareness.
- The City has selected Five Points for special emphasis on revitalization.
- The Eastern Orthodox Church celebrated Epiphany at San Pedro Springs.
- The City's 300<sup>th</sup> anniversary celebration is moving forward.
- There was a presentation to the City Council yesterday on the buffer zone at the missions. This is important to us because our design team is working on an overlay district similar to the RIO district to ensure development interfaces with the project appropriately. Design standards, shades and shadows, and setbacks will be part of the guidelines. There will be an update at next month's SPC meeting. The district will include all of the improvement phases, 1 through 4.
- Funding of the Federal Courthouse has been identified and will be part of the coordination with the SPC effort.
- SAISD may move their headquarters to Fox Tech.

#### **ITEMS TO PRESENT TO WESTSIDE CREEKS RESTORATION OVERSIGHT COMMITTEE (WCROC)**

- Update on the project
- Update on the Public Art Committee
- Robert Ramirez, Co-chair of the WCROC, reported he spoke to US District Court Judge Xavier Rodriguez and he supports the SPC project.

#### **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

#### **ADJOURN**

Marilyn Bradley made the motion to adjourn the meeting and Trey Whiddon seconded it. The meeting adjourned at 9:27 a.m.