Design and Construction Update
Background

December 2015 – CMAR Delivery Method approved
June 2016 – Selection of Sundt/Davila JV as CMAR
September 2016 - “Action Plan” for Dolorosa Street completion
October 2016 – Early work bid packages released to the market utilizing the “Hybrid” CMAR process.
Schedule Obstacles

• Utilities
  • AT&T Copper and Fiber Optic lines at Houston St.
    • Committed to 24/7 splicing but limited space in manholes
    • Cannot be mitigated through additional funding or resources
  • Charter Communications (Time Warner Cable) infrastructure located along the east wall of the Creek

• Street Closures
  • City of San Antonio denied full closure of Commerce Street for time required by Action Plan
    • Impacts to local residents and businesses too significant
  • Aggregate impact will delay completion to Dolorosa until September 2018
Project Cost

• Initial work packages trending over the cost model
  • CMAR anticipates continued cost growth
• Full value of CMAR delivery method not being realized
• Due to the “hybrid” bid package release, County had no assurances on total project cost

Influences on Cost Escalation

• Lack of bidders / Saturated Construction Market
• Smaller Packages / No Economies of Scale
• High Risk Project with tight timelines
• Subcontract requirements of the Joint Venture
Moving Forward

1) Completion of Tunnel Inlet to Houston Street by May 5, 2018
   • No additional work packages will be priced by the market until 90% designs are complete

2) Obtain Total Project Cost Certainty as quickly as possible

3) Proceed with construction of remainder of Phases 1 & 2 once Total Project Costs are known

4) Evaluate Delivery Method for project completion in the future
December Commissioners Court

• Approval of a benchmark for project completion by May 2018 to Houston Street

• Authorization to proceed with Work Packages 1, 2, and 4; including authorized funding for project insurance premium, mobilization and water management expenses, in a total amount not to exceed $8,009,807
December Commissioners Court

- Authorization for the San Antonio River Authority to continue development of the Interpretive Program Plan and the launch of San Pedro Creek Arts.
Construction Update

• USACE permit received on December 22, 2016
• Sundt Davila Team preparing revised construction schedule based on the Houston Street benchmark completion by May 2018
• Utility Relocations:
  • AT&T
  • Charter Communications (Time Warner Cable)
  • SAWS
Utility Relocations

- Houston and Commerce Street Horizontal Directional Drills
- Dolorosa and Nueva Street Horizontal Directional Drills: coordinating construction schedule with CoSA
Construction Update

- Weekly Construction Emails
- Construction webpage
Other Updates

• RIO 7 to City Council: January 19
• Currently making final edits to Public Art Plan
• Holding Curator interviews: January – February
• Ongoing meetings with property and business owners
• Ongoing presentations to community groups