



San Pedro Creek
improvements project
CONNECTING COMMUNITIES

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



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