

SAN PEDRO CREEK

CULTURE PARK
BEXAR COUNTY COMMISSIONERS COURT
JANUARY 26, 2016



**SAN ANTONIO
RIVER AUTHORITY**
Leaders in Watershed Solutions



Presentation Summary

- Review December Commissioners Court Meetings
- Update on project status and schedule
- Construction approach
- Additional Services Costs
- RFQ Schedule and Overview
- Next steps
- Recommendation

December Commissioners Court Meetings

- Presentation on project status and revised designs: 12/08/15
- Presentation on project schedule and construction delivery method: 12/15/15

Project Update

12/15/15 Court Action:

- 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.

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)

Design Fee Update

Includes:

- Phase 1 and 2 Value Engineering in August/September, 2015
- Right of way expectations from Commerce Street to Travis Street; restore parking at Penner's
- Collaboration with independent Landscape Architect, Mario Schjetnan

Design Fee Update

Includes:

- 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

Design Fee Update

Includes:

- Professional services and environmental investigation related to the removal of the Dollar General Store and Salinas Street Bridge
- Support for CMAR procurement between January and May, 2016

Design Fee Update

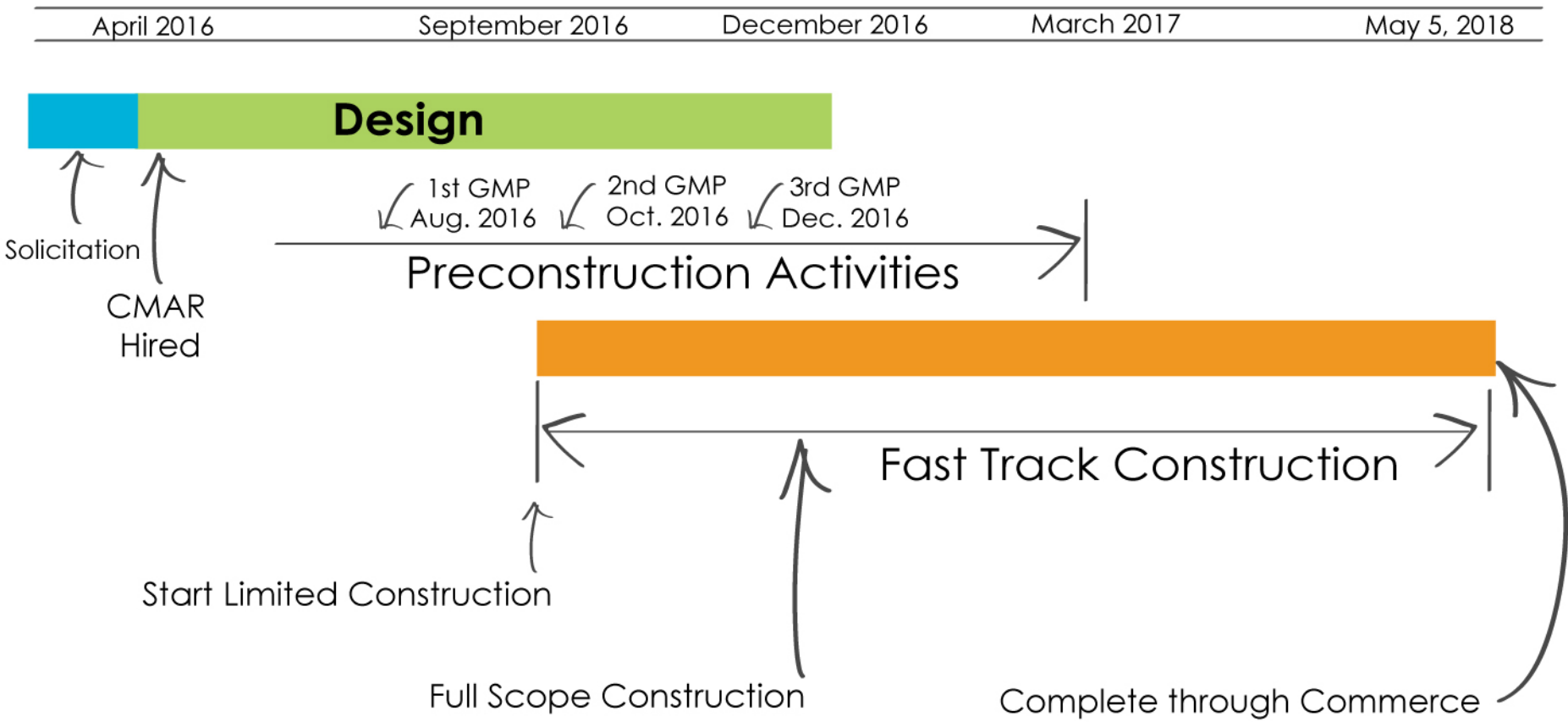
SUMMARY OF DESIGN TEAM ADDITIONAL SERVICES INCLUDING SUPPORT OF CMAR PROCUREMENT			
LANDSCAPE ARCHITECTURE COLLABORATION	BALANCE OF ADDITIONAL SERVICES	SAVINGS IDENTIFIED WITHIN CURRENT CONTRACT DUE TO CMAR PROCESS, SEPARATE ART PROCESS	NET, TOTAL ADDITIONAL SERVICES TO DESIGN TEAM
\$ 286,323	\$ 1,988,876	\$ (305,884)	\$ 1,969,315

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



Construction Manager at Risk



Delivery method selection process

- Two step selection process
 - RFQ solicitation to confirm short list of qualified constructors
 - RFP by short-listed constructors

CMAR contract executed by May 2016

RFQ Schedule

- 01/2016: Issue RFQ
- 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

Construction Manager at Risk



Selection Committee

- Bexar County (3)
 - Tony Canez
 - Dan Curry
 - Renee Green
- San Antonio River Authority (2)
 - Kerry Averyt
 - Patrice Melancon

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

RFQ Evaluation Criteria

Experience & Qualifications (25 pts)

- Experience of Firm and Individuals
- Relevance to San Pedro Creek Project
- Experience within last 10 years

RFQ Evaluation Criteria

Project Understanding and Approach (35 pts)

- Proposed Preconstruction Activities
- Identify potential value engineering items
- Proposed construction means and methods
- Proposed logistics of construction
- Initial, high-level schedule

RFQ Evaluation Criteria

Past Performance (15 pts)

- Relevant projects
 - Projects executed in congested right of way
- Cost/schedule savings measures achieved on past projects

RFQ Evaluation Criteria

Commitment to Quality/Safety (10 pts)

- Quality Assurance/Quality Control
- Safety Plan
 - Reflecting urban working environment
 - Impacts to local businesses/residences
 - Traffic safety

RFQ Evaluation Criteria



Organizational Depth/Management Plan (15 pts)

- Commitment to local/SMWBE participation

Next Steps

Next Steps

- 01/2016: Deadline to consider changes from external stakeholders for Phase 1 & 2; Issue RFQ for CMAR procurement
- 05/2016: CMAR contract executed and 70% design 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 made available

Recommendation

Recommended Motion:

- 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.

Recommendation

Recommended Motion:

- 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.

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