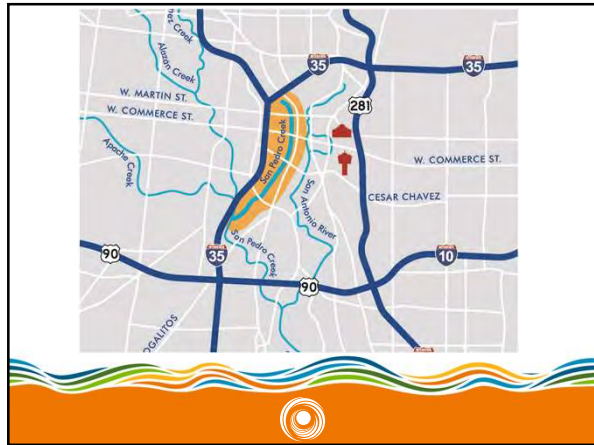




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Citizen Advisory Committee
Chaired by Jerry Geyer

Project Team

CONSULTANT TEAM

Pape-Dawson Engineers **HR** **muñoz**

CONSTRUCTION TEAM



4

PROJECT GOALS

FLOOD CONTROL
WATER QUALITY
ECONOMIC DEVELOPMENT
CULTURAL LINKAGES
COMMUNITY ENGAGEMENT





5

Economic Impact

\$175 Million Investment →
\$1.5 Billion Impact

2,100 new housing units
1,428 new downtown employees
\$1,122,546,355 new property value (150% increase)
\$227 million in ad valorem tax revenues
7,300 new downtown residents



6

Mission

Create a world class linear park that represents the cultural identity of our community and inspires the people of Bexar County.




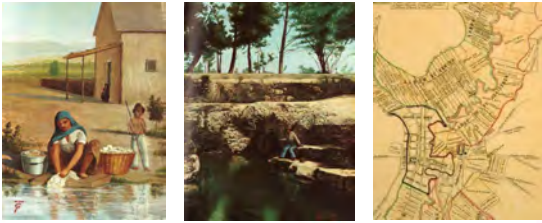
culture | art | nature



7

Historical Narratives

HISTORICAL NARRATIVE: Maria Pfeiffer
STORYTELLING NARRATIVE: John Phillip Santos



8

Interpretive Signage



9

Art

Agua
Axel Rubio
Medium: Large-scale digital print on canvas
Dimensions: 2' x 2' x 1"
Location: San Pedro Creek Water Wall

Bello Recuerdos del Teatro Alameda y Tiempos Pasados (Beautiful Memories of the Alameda Theater and Times Passed)
Juan Carlos
Medium: Large-scale digital print on canvas
Dimensions: 2' x 2' x 1"
Location: San Pedro Creek Water Wall

Historical Text and Poetry
Juan Carlos
Medium: Large-scale digital print on canvas
Dimensions: 2' x 2' x 1"
Location: San Pedro Creek Water Wall

Plaza de Fundación
Miguel Hernandez
Medium: Large-scale digital print on canvas
Dimensions: 2' x 2' x 1"
Location: San Pedro Creek Water Wall

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Landscaping

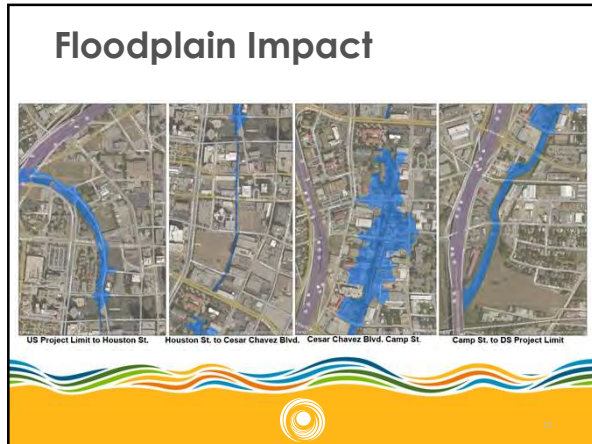




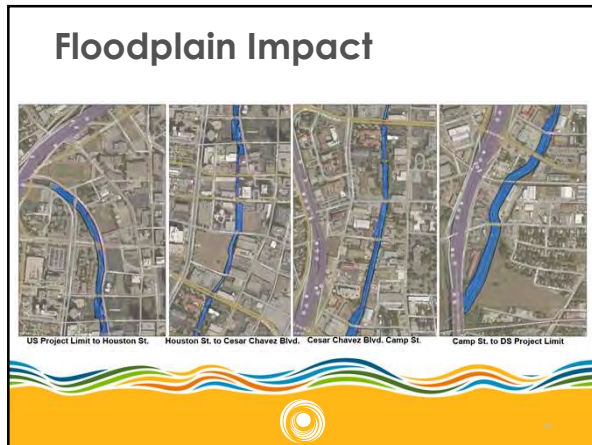

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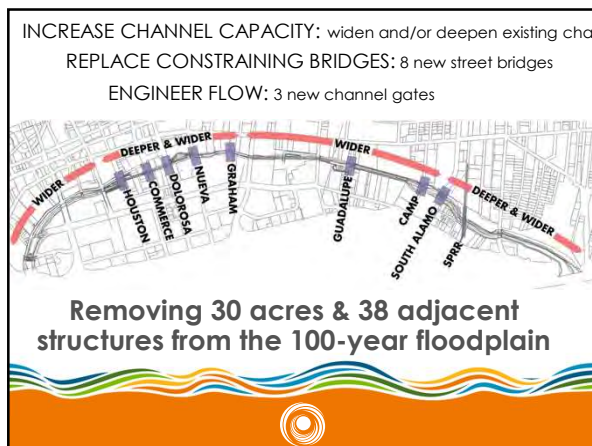
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Stormwater Filtration



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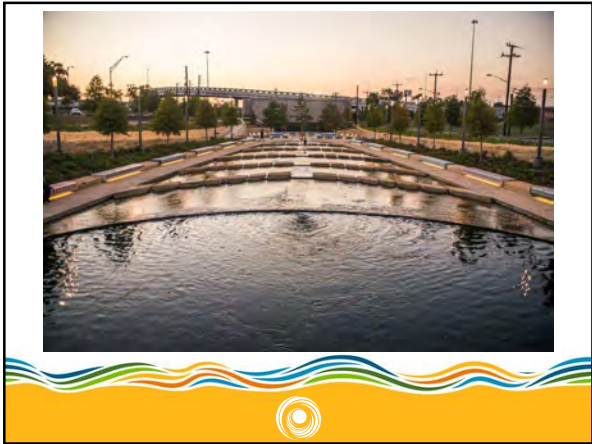
Project Phasing



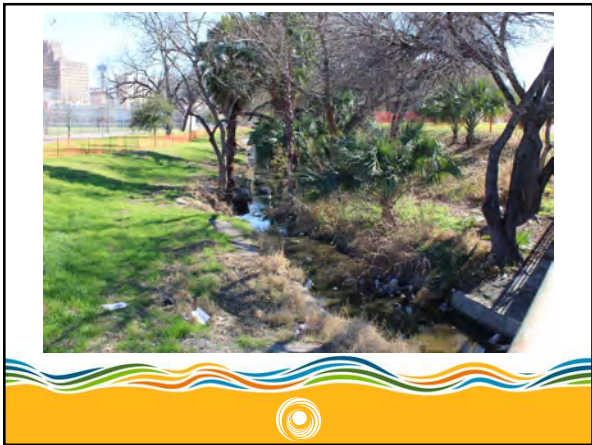
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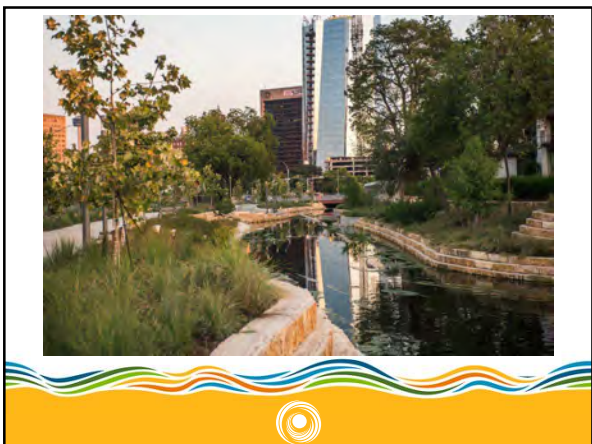
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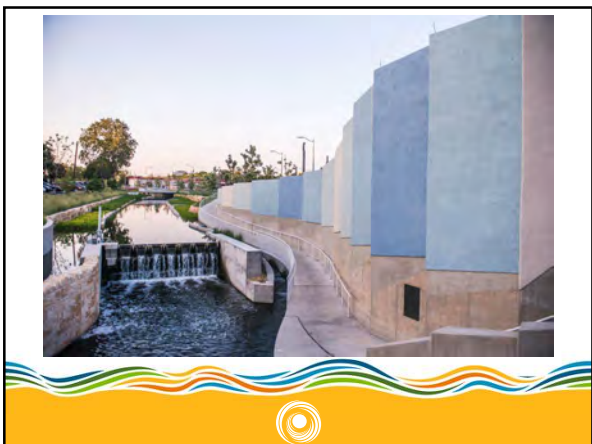
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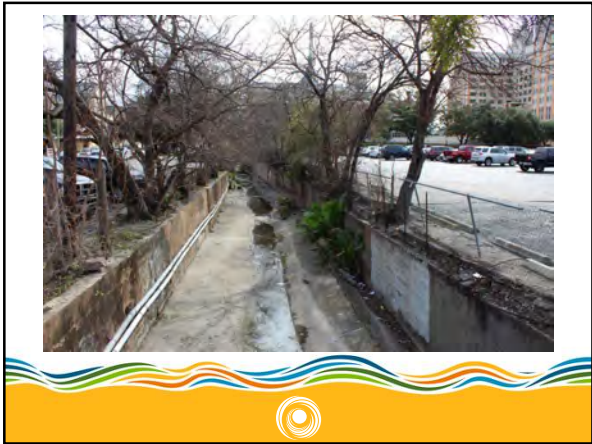
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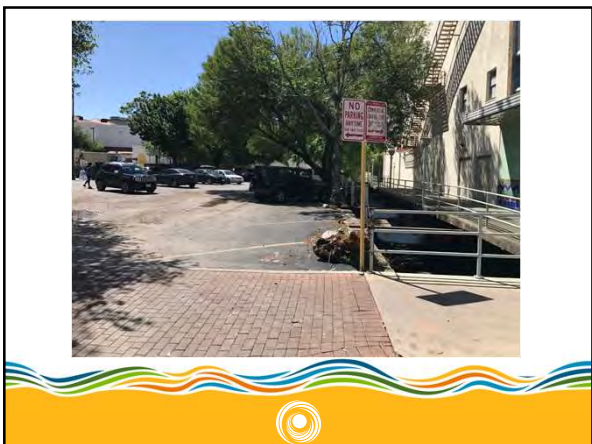
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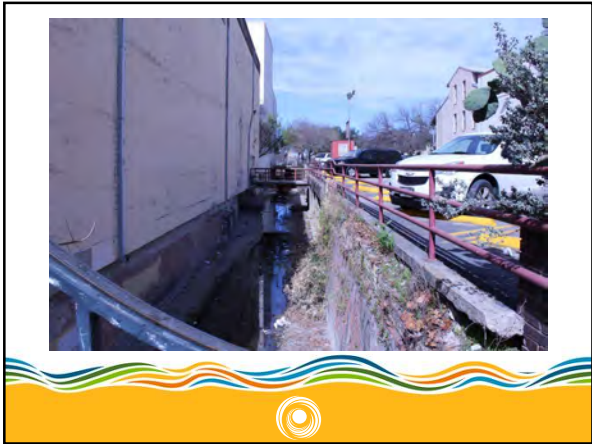
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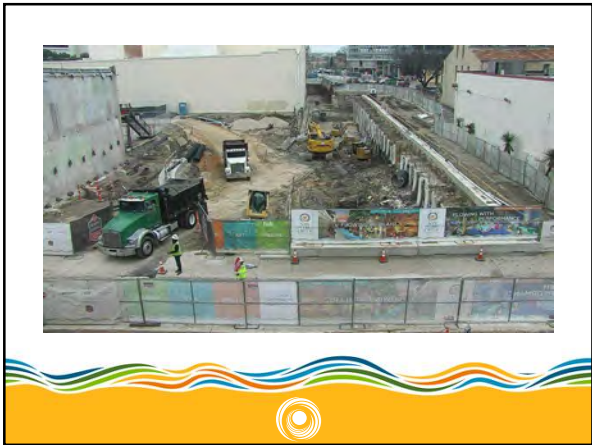
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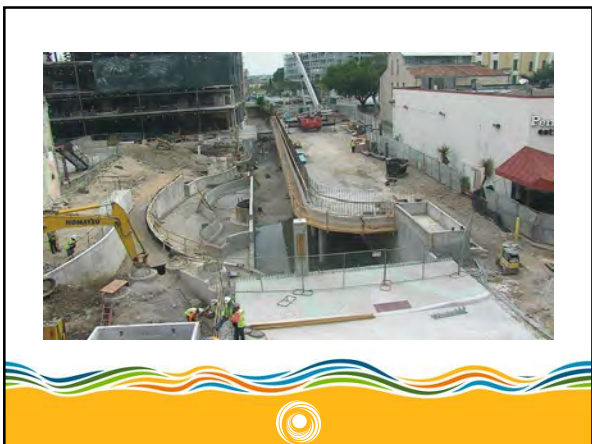
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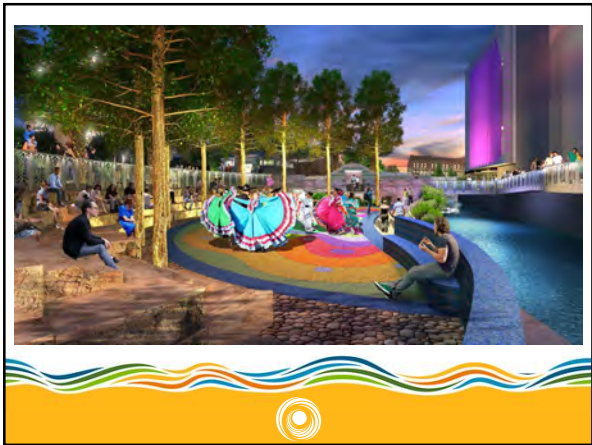
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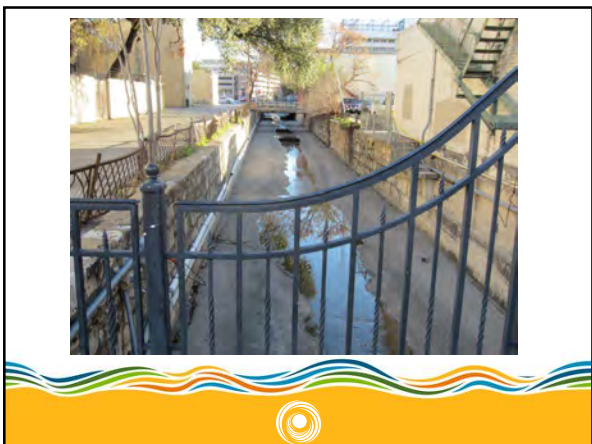
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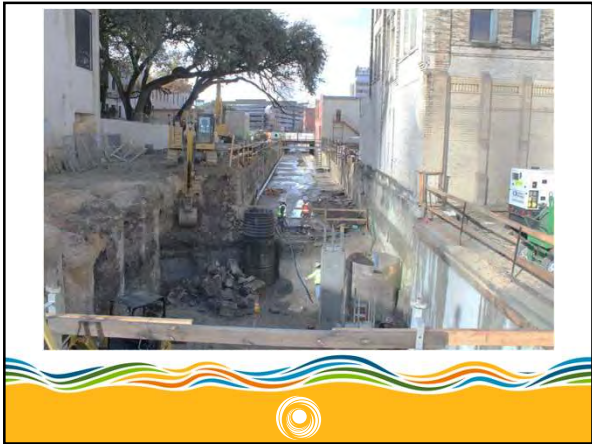
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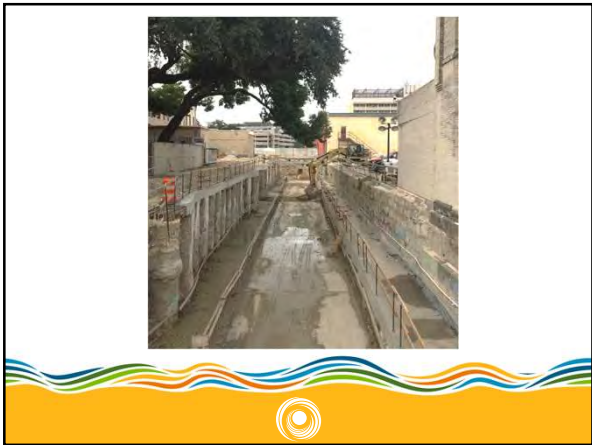
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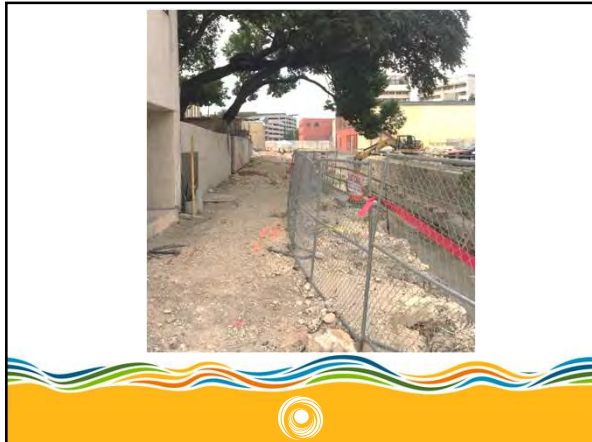
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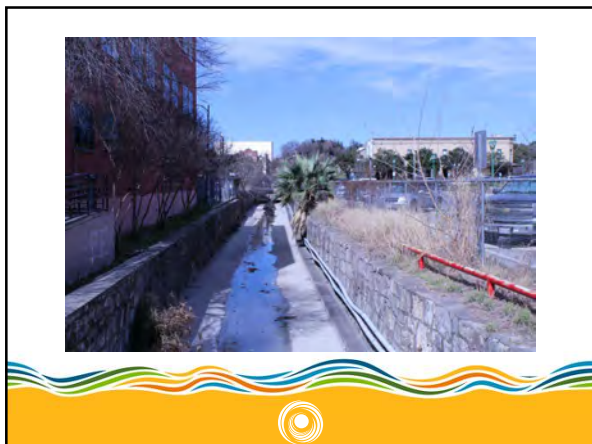
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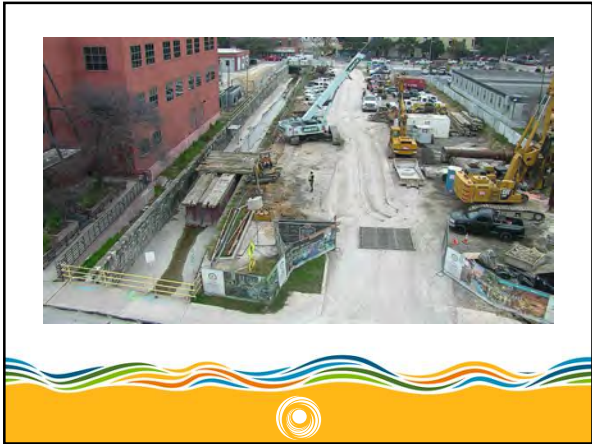
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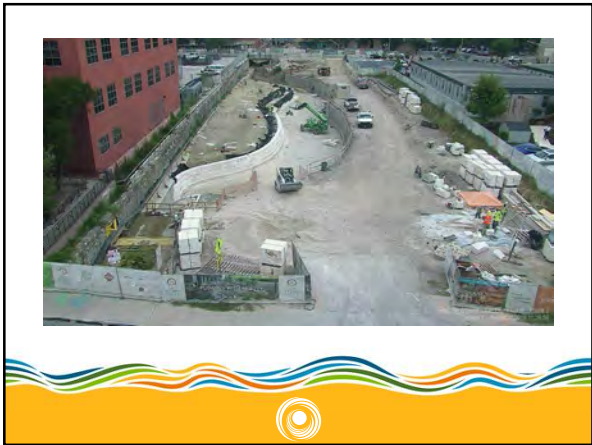
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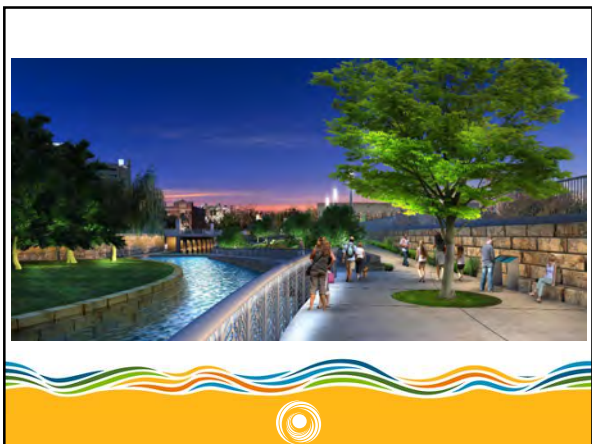
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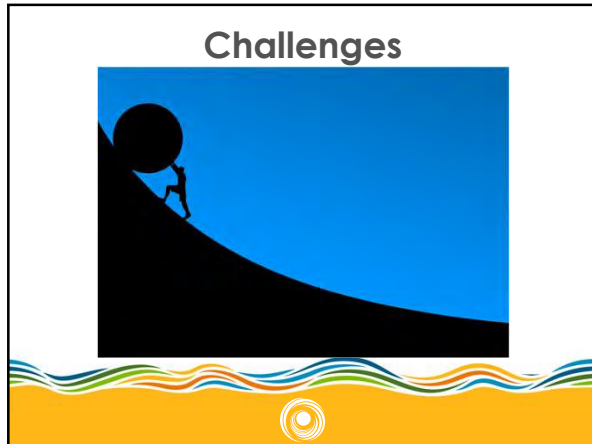
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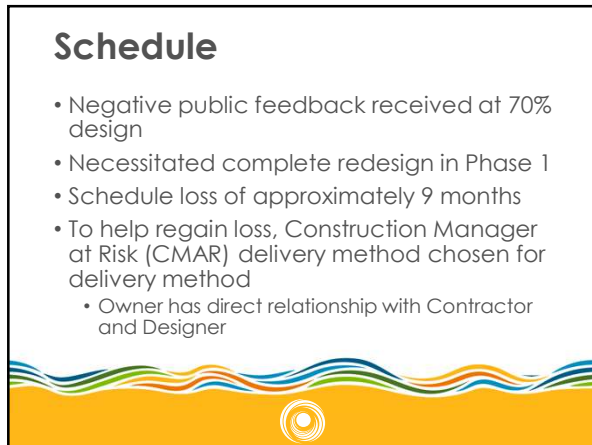
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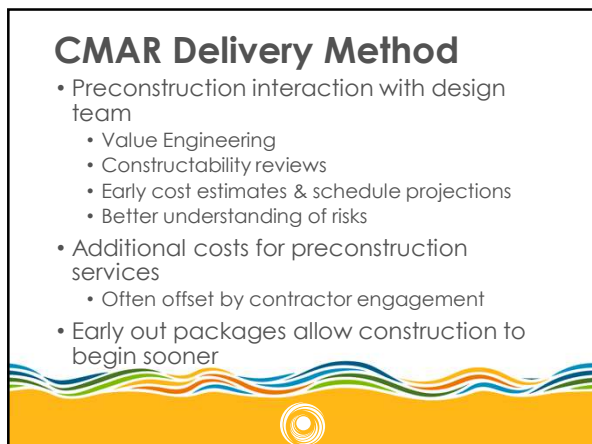
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Construction Schedule

- CMAR contract includes Phases 1 & 2
- Original plan was to complete both phases by May 5, 2018
- Approximately 16 months duration



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Project Phasing



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Project Phasing



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Construction Schedule


- Dolorosa Action Plan



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Construction Schedule

- Dolorosa Action Plan
- Deliverables to be met by owner



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Construction Schedule

- Dolorosa Action Plan
- Deliverables to be met by owner



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Construction Schedule



- Dolorosa Action Plan
- Deliverables to be met by owner
- Final goal: Houston Street



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Construction Schedule

- Early Work Package 1: Utility relocations



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JOINT TELECOM BORES



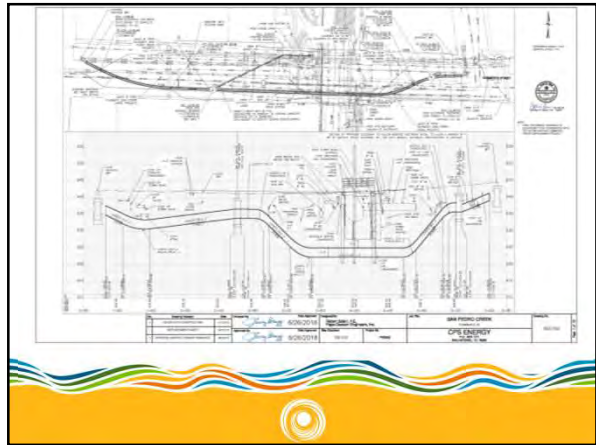
57

Utility Conflicts

- 300 year old city
- Level B locates performed
- Many unmarked utilities
 - Not all were abandoned
- Inaccurate record drawings



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Underground Conflicts

- Known Unknowns
- Unknown Unknowns
- Over 600 RFIs
- Over 150 Change Orders



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Underground Conflicts

- Archeological monitoring required for all excavation below 6 inches
- Many artifacts uncovered
- Most significant were building foundations



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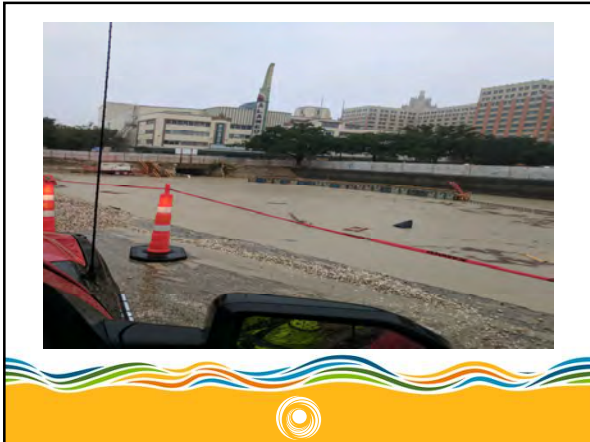
Stormwater Management

- End-date construction contract
 - May 5, 2018
- No schedule allowances for weather delays
- Initial investment made to expedite dewatering of channel after rain events
 - Limestone surface in channel bottom
 - Underdrain system
 - Pumping equipment

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63



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Soil Management


- Heavy metals, VOCs, Hydrocarbons and Cyanide found in soil and groundwater
- Nearly all soils classified as Class 2 non-hazardous
- One block classified as Class 1 non-hazardous



65

Soil Management

- Southton Road site considered
- SARA-owned property
- Permitted landfill for Mission Reach spoils



66

Stakeholder Coordination

- Street closures
- Continuous public outreach required
- Partnership with contractor to address concerns



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Keys to Success

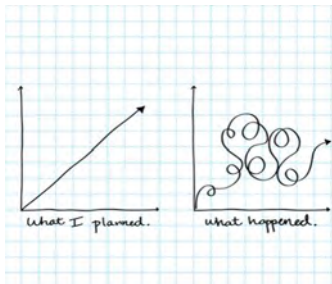
- Create partnership among all stakeholders
 - Owner, designer, contractor, public
- Gain input from contractor early in design
 - Regardless of delivery method
 - Minimizes change orders during construction
 - Cost effective measure



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Keys to Success

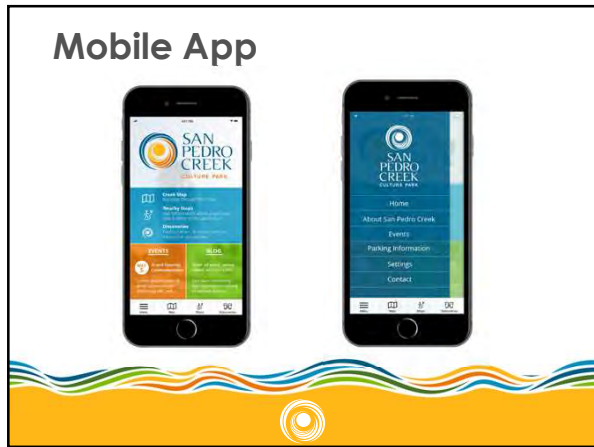
- Anticipate and **ACCEPT** change
- Flexibility is mandatory
- Work with adjacent projects to develop design



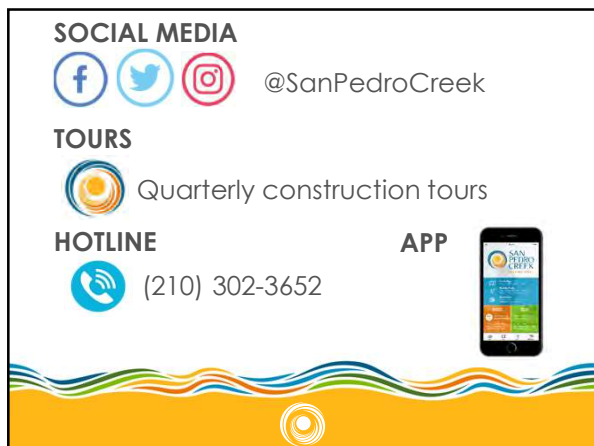
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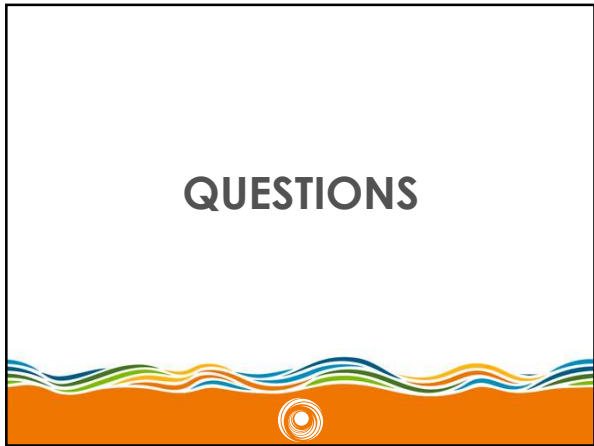
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