Partnerships

- Project Manager
- Construction Administration
- Operations & Maintenance
- Lead Funder
- Design & Construction
- Oversight
- Curatorial Direction
- Property Owner
- Design Review
- Construction Coordination
- Project Funder
Citizen Advisory Committee
Chaired by Jerry Geyer

Project Team

PROJECT GOALS
FLOOD CONTROL
WATER QUALITY
ECONOMIC DEVELOPMENT
CULTURAL LINKAGES
COMMUNITY ENGAGEMENT

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

Historical Narratives
HISTORICAL NARRATIVE: Maria Pfeiffer
STORYTELLING NARRATIVE: John Phillip Santos

Interpretive Signage
Art

Landscaping

San Pedro Creek Tunnel
INCREASE CHANNEL CAPACITY: widen and/or deepen existing channel
REPLACE CONSTRAINING BRIDGES: 8 new street bridges
ENGINEER FLOW: 3 new channel gates

Removing 30 acres & 38 adjacent structures from the 100-year floodplain
WATER QUALITY

- **5 Stormdrains**
- **6 CDS**
- **10,950 Aquatic Plants**
- **133 Shade Trees**
- **39 Ornamental Trees**
- **4,055 Ground Covers**
- **2,436 Perennials**
- **27,065 Grasses**
- **254 Square Feet**

Stormwater Filtration
Challenges

- Negative public feedback received at 70% design
- Necessitated complete redesign in Phase 1
- Schedule loss of approximately 9 months
- To help regain loss, Construction Manager at Risk (CMAR) delivery method chosen for delivery method
  - Owner has direct relationship with Contractor and Designer

Schedule

- Preconstruction interaction with design team
  - Value Engineering
  - Constructability reviews
  - Early cost estimates & schedule projections
  - Better understanding of risks
- Additional costs for preconstruction services
  - Often offset by contractor engagement
- Early out packages allow construction to begin sooner

CMAR Delivery Method
Construction Schedule

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

Project Phasing
Construction Schedule

• Dolorosa Action Plan

Deliverables to be met by owner
Construction Schedule

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

Construction Schedule

• Early Work Package 1: Utility relocations

JOINT TELECOM BORES
Utility Conflicts

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

Underground Conflicts

- Known Unknowns
- Unknown Unknowns
- Over 600 RFIs
- Over 150 Change Orders
Underground Conflicts
• Archeological monitoring required for all excavation below 6 inches
• Many artifacts uncovered
• Most significant were building foundations

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
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

Soil Management

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

• TCEQ would have required site to be reopened as a landfill
  • Concerns over comingling of spoils and long-term requirements
  • Monitoring required in perpetuity
• Additional full-time staff required to operate landfill
  • Projected costs far outweighed savings
• Ultimately, original plan was followed
  • Contractor negotiated a lower tipping fee

Stakeholder Coordination

• Over 50 Active projects in the downtown area
**Stakeholder Coordination**

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

---

**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

---

**Keys to Success**

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

Mobile App

SOCIAL MEDIA

TOURS

HOTLINE

APP

Quarterly construction tours

@SanPedroCreek

(210) 302-3652