

Capital Improvements Management Services Department
 City of San Antonio
 Volume 2, No. 7 - December 2009

Shovels turn for Korean pavilion; playground complements project

CIMS client services with City departments continued to come to fruition in November with two separate projects.

On Nov. 6, City leaders, joined by representatives from the University of the Incarnate Word and the Consulate of the Republic of Korea, broke ground for a pavilion at Denman Estate Park.

The following week, volunteers helped install new playground equipment at West End Park (bottom photo).

The top photo shows

Dr. Louis Agnese, UIW president; Consul General Yun-Soo Cho from the Consulate of the Republic of Korea in Houston; Mayor Julian Castro; Daniel Han, former president of the San Antonio Korean Association; and Parks and Recreation Department Director Xavier Urrutia in breaking ground for the pavilion.

A pavilion hand-built in Gwangju, South Korea, by local craftsmen will have its future home at Denman Estate Park, thanks to a gift from San Antonio's Sister City Gwangju and NamKwang, a construction company



based in Gwangju.

Renderings and plans for the pavilion, valued at \$1 million, were on display at the site near the park's pond.

The Korean craftsmen and artists who built the pavilion will accompany the structure from South Korea and re-build it on-site.

The West End Park playground, sponsored by Huggies and KaBOOM!, included swings, shade structures, benches, picnic tables, landscaping, mulch,

and refurbishing of a nearby basketball court. KaBOOM! is a national nonprofit organization that advocates for play throughout the nation.

The playground is part of improvements at West End Park, including a new Multi-Purpose Building and Pavilion next to Frank Garrett Community Center, 1226 N.W. 18th St.

The scope includes modifying the existing Senior Nutrition Center for a covered pavilion;

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From the Director's Chair - *By Mike Frisbie, P.E., City Engineer*

Happy holidays everyone! Here we are, at the end of 2009. It seems like just last week we were talking about the new year.

These 12 months passed so fast, and 2010 is upon us. CIMS gets closer to our commitment of "on time, on budget substantial completion" of the 2007-2012 Bond Program by June 2012.

This month, Terrell McCombs, chairman of the Citizens Bond Oversight Commission (CBOC), and I will give City Council a status report of the Bond Program. I present a quarterly update to Council and Mr. McCombs gives an annual report on behalf of CBOC.

My last update to City leaders was in August 2009. CIMS staff has made similar presentations to the Infrastructure & Growth Council Committee, and community and business organizations.

Ongoing meetings

We also meet monthly with the Executive Bond Committee, which is composed of the City Manager and key Executive Leadership Team members. In addition, CIMS meets bimonthly with the CBOC.

As you can see from the efforts listed above, we are devoted to keeping stakeholders and the community informed on the Bond Program's progress. We want to be up front and transparent as we plan for a future bond referendum.

This month, I told Council that 23 Bond projects are complete; another 23 are in construction and 1 is in approved funding agreements; 97 are in design;



and 7 are in pre-design.

I look forward to when we can report 100 percent of projects completed. Getting the Bond Program to that desired number takes a complete team effort.

In this season of pulling sleighs, everyone in CIMS has a crucial role. We need staff who initiate requests for proposals and bids, and administer contracts for architectural, engineering and construction services for the City. Perhaps you handle purchase orders and invoices, labor compliance, economic development, or small-business issues.

Our projects could not get started without land acquisitions, and those projects cannot proceed without evaluating potential environmental concerns. Once these issues are addressed, projects face surveys and construction inspections.

With the projects under way, the Horizontal and Vertical project managers and their teams keep track of design and construction schedules and invoices through the Web portal and our new Dashboard.

Not only are the projects designed and built to serve our community for several decades, they also should look attractive. That is why several of our projects have a public art component.

Throw in a dash of public relations through groundbreaking and ribbon-cutting ceremonies, and publicizing our accomplishments, and you see why taking the Bond Program to its completion goal is a departmentwide effort.

While we concentrate on

bringing the Bond Program to substantial completion by June 2012, CIMS will start looking at a timeline for a future bond election, possibly in May 2012. In 2010, we will begin providing recommendations on projects and client City departments will share input on potential projects.

That multi-month process will be followed by defining proposed projects and cost-estimating projects on the list.

The last stage, which will span several months as well, involves community meetings to decide on the final project list. As that holiday line goes, "We will be making a list and checking it twice."

The City has tremendous infrastructure needs, more than were addressed in the current Bond Program. Our department's mission will be ongoing, "Building a Great San Antonio."

Home / work balance

However you may observe the holiday season, I hope you are happy at home and at work with a good balance between the two.

I have stated many times that we should hold ourselves accountable at work and respect our customers, but realize that family and home should be the center of our lives.

On a personal note, my family is blessed with the medical improvement of my son. I thank you for your prayers and support through this difficult and emotional time for my family and me.

Have a joyous and wonderful holiday season, and thank you for being part of the CIMS family!



Vertical announces Matyear as Project Manager

CIMS Vertical Division welcomes **Randy Matyear** as a new Project Manager.

Matyear, a licensed architect, will work with a variety of Vertical projects, but is currently focusing on library facilities. He has 30 years' experience, including previous employer O'Connell Robertson in San Antonio, where he oversaw construction administration and management.

He graduated from the University of Texas at Austin in 1978 with a

degree in architecture. Matyear enjoys the outdoors, including hunting, fishing, and photography.

Although this is Matyear's first employment in the public sector, he has worked with the City as a consultant on several projects, including the Alamodome, Airport projects, and Wolff Stadium.

"I look forward to working in CIMS and bringing my experience to the City," he said. "I am excited to hear numerous projects are coming our way in the next few months."

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constructing a new 5,000-square-foot Multi-Purpose Building (shown in the upper right photo) with additional parking spaces; painting exterior walls of the Community Center; repair of the asphalt parking areas and adding new seal coat and striping; and new playground equipment.

All of this work was coordinated with District 1 Councilwoman Mary Alice P. Cisneros, with the Community Initiatives and Parks & Recreation departments involved early in the process. CIMS Architect **Dale Lange** is the Project Manager.

Chesney Morales & Associates is the consultant and Crownhill Builders Inc. is the contractor.

San Antonio and Gwangju became sister cities in 1981, thanks to then-Mayor Henry Cisneros. The relationship has spurred numerous cultural exchanges, including



performances by Gwangju dance groups (lower left photo) at San Antonio's Folklife Festival and at UIW.

The Republic of Korea has given similar pavilions to other cities, including Los Angeles and Berlin.

Denman Estate is a new park in which improvements were recently completed to include a walking trail, labyrinth, picnic tables and benches, lighting, and parking in a \$688,000 project funded with 2007-2012 Park Bonds and Certificates of Obligation.

The City of San Antonio and UIW have a Joint Use and Maintenance License Agreement in which UIW will maintain the property. UIW owns the adjoining property as well as all of the structures, except for the pool house.

The park is expected to open to the public after completion of the pavilion in the spring of 2010.



Lange daughter graduating with two degrees

Congratulations to Katherine Lange, who will receive Bachelor's and Master's degrees from the University of North Texas.

Lange, daughter of Architect **Dale Lange**, will earn a Bachelor of Science in Accounting, Summa Cum Laude, and Master of Science in Accounting. She will graduate Dec. 18 with a 4.0 grade point average.

The Taft High School graduate will begin working at an accounting firm in Dallas in January.

'Bundles of joy' coming in group of three

Something is in the air in the Horizontal Division on the Municipal Plaza Building 5th floor.

Three employees are on the verge of giving birth within weeks of each other.

Horizontal had a baby shower for (left to right in the photo) **Claudia Valles-Tovar**, E.I.T.; **Elda Esquivel**; and **Katy Otto**, E.I.T.

Elda is due Dec. 25; Claudia on Dec. 30; and Katy on Jan. 28. They are shown striking a pose from "Charlie's Angels" fame.



We wish these ladies a healthy birth for their babies. Congratulations and take care of yourselves.

CIMS 2009 Christmas Luau Friday, Dec. 11 - 11:30 a.m. to 1 p.m.

La Orilla del Rio Ballroom at the International Center 203 S. St. Mary's

Hawaiian attire, food, door prizes, entertainment

Cost: Absolutely nothing

Happy birthday in December

CIMS wishes a happy birthday to fellow employees born in December:

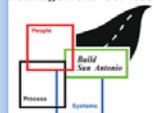
Jaime Camero, Vertical (2nd); **Carlos Mendez**, Vertical (10th); **Luis Olivarez**, Technical Services (10th); **Sean Strong**, Horizontal (14th); **Aurelia Marotta**, Fiscal Services (15th); **George Rodriguez**, Real Estate (15th); **Gerlach "Gig" Laven**, Vertical (20th); **Alexis Villaseñor**, Real Estate (20th); **Steve Hodges**, Real Estate (21st); **Edward Treviño**, Technical Services (23rd); **Elizabeth Vidal**, Horizontal (23rd); **Luis Maltos**, Technical Services (30th); **Ricardo Ramirez**, Technical Services (30th); **Victor Maldonado**, Technical Services (31st).

Capital Improvements Management Services (CIMS)
City of San Antonio

CIMS Mission Statement

Together, Dedicated to Our Community ... Building a Great San Antonio

Capital Improvements
Management Services



Our Core Values

- Accountability & Integrity
- Enjoying every day
- Respecting our customers
- Valuing our diversity & history
- Forward thinking



Municipal Plaza Building
114 W. Commerce St. / San Antonio, Texas 78205
Phone: 210-207-1011 / Fax: 210-207-7196
E-mail: CIM40Contact@sanantonio.gov