



## Police & Fire have a new home



*Mayor Julián Castro along with City Council members Rey Saldaña, David Medina and Ivy Taylor, cut the ceremonial ribbon. Joining them are City Manager Sheryl Sculley, Deputy City Manager Erik Walsh, Fire Chief Charles Hood, Police Chief William McManus, and CIMS Assistant Director Razi Hosseini.*

City of San Antonio leaders cut the ceremonial ribbon on October 19 in Unity Plaza, to celebrate the grand opening of the new Public Safety Headquarters, which houses the Fire and Police Departments in a single state-of-the-art LEED Silver facility.

The Public Safety Headquarters is a LEED Silver facility which includes a six-story, 243,000 square-foot administration building; nine-level, 657-space controlled-access parking garage and surface parking lot at Santa Rosa Street; and an ancillary fueling station/vehicle wash facility at 515 Frio St. The San Antonio Business Journal recently recognized the Public Safety Headquarters as the Best Municipal Project for 2012.

The Public Safety Headquarters is the site of the City's largest public art project to date, Unity Plaza. The design and construction of Unity Plaza is the work of Jefe Figueras Manuel, an internationally recognized public artist and landscape architect who was selected for this project through a national Call for Artists in May 2011. The public art project was made possible in part by a generous donation from the Alamo Area Fire & Police Memorial.

The approximately \$50.9 million construction project was awarded to the design-build team of Hensel Phelps Construction Co. and Fentress Architects. Ford Powell & Carson Architects and Planners Inc. with Pfluger Wigginton Hooker, PLLC and

Madeline Anz Slay Architecture, PLLC provided the initial architectural and engineering design for the project. Facility Programming and Consulting, Inc. provided the programming and master planning for the project. The total project cost is \$83.5 million which includes design, a new communications tower and the demolition of the K-Mart building and the former San Antonio Police Department site.

**Cathleen Crabb's** team managed the project for CIMS.

## From the Director's Chair

By Mike Frisbie, P.E., City Engineer

Greetings CIMS family and friends! The month of Thanksgiving is upon us and we are reminded of all those things we are grateful for. As we go through the motions of making plans with family and friends to share this special time and share our 'thanks' with everyone, I would like to share mine.

I am thankful for:

My health and the health of my family;

Substantially completing 2007-2012 Bond Program, on-time and under budget;

All the prime contractors and consultants who worked on the 2007-2012 Bond Program;

PRIMELink going live;

Passing of the 2012-2017 Bond Program;

Employee contributions to the 2012 Charitable Campaign and Light the Night Walk for the Leukemia & Lymphoma



Society;

Approval of the design consultants identified through the mass selection process; and

Approval of the staff augmentation plan supporting the Convention Center Expansion Project.

However, I am most thankful for working with the best employees in the City of San Antonio. I want you to know that all of you contribute to the success of this department and in building a greater San Antonio.

I am proud of your dedication and commitment and outstanding service you provide to the citizens of San Antonio. I appreciate the time and energy you invest in your job. Thank you!!

I wish you and your families a Happy Thanksgiving!



## Light the Night Walk



Rock the Walk, commonly known as the CIMS team, 'rocked' the Leukemia & Lymphoma Society's (LLS) 2012 Light the Night Walk! The event was held on Saturday, October 20th with over 10,000 walkers participating in the walk.

The CIMS team surpassed its goal of \$2,000 by raising \$4,865 while the City of San Antonio exceeded its goal of \$10,000 by raising \$16,436. Over \$1.2 million was raised for LLS from the San Antonio community. These funds support lifesaving research and people battling cancer.

Thank you **Sylvia Ibarra**, Sr. Administrative Assistant with the Director's Office and CIMS Light the Night Walk Coordinator, for organizing CIMS' participation in supporting the mission of the LLS.

## CIMS hires new City Architect



After an extensive national search, **Carol Warkoczewski** (war-ka-chess-key), AIA, has been selected as City Architect for the City of San Antonio. Warkoczewski began her new job in CIMS on Monday, October 15.

She will serve a vital role in completion of the City's 2012-2017 Bond Program and other capital improvement projects to include overall management and implementation of all City architectural designs and construction projects (buildings and parks).

Warkoczewski holds a Master of Science in Organizational Leadership and Ethics from St. Edward's University, and a Bachelor of Science in Architecture and Urban Planning from the University of Wisconsin.

Her 30 plus years of experience includes 10 years as an architect with GSC Architects and other architectural firms in Austin, 9 years with the University of Texas System-Office of Facilities Planning and Construction and 10 years as an independent professional consultant, trainer and facilitator with her company, Synergy Builders.

In 2010, Ms. Warkoczewski formed the nonprofit organization, Institute for Leadership in Capital Projects (I-LinCP, pronounced "I link up"), to enhance excellence in capital projects. With a diverse Board of Directors of facility owners, architects, engineers, contractors, attorneys and consultants, I-LinCP has quickly gained industry support.

"I am excited about joining the CIMS team and look forward to bringing my vision and expertise to the City of San Antonio," Warkoczewski said.

## CIMS exceeds United Way goal and earns the Crockett Award

For the 2012 United Way Community Campaign, CIMS exceeded its goal of \$27,500 by raising \$29,099, which represents over 80% employee participation. This generosity did not go unnoticed, the United Way recognized CIMS with The Spirit of San Antonio Crockett Award, given to employee groups whose giving equaled \$100 to \$199 per capita. Also, for the first time, the City of San Antonio raised over \$1 million for the campaign.

Thank you **Carisa Gamez**, Contract Coordinator with Contract Services and this year's CIMS United Way Campaign Coordinator, for putting forth a great effort in exceeding the CIMS 2012 United Way goal.

Thank you to CIMS for supporting the families of our community!



## Ceremonies mark the start of two projects



Mayor Julián Castro and City Manager Sheryl Sculley turn the shovels with some help from PETCO leadership. Also assisting in breaking ground is Erik Walsh, Deputy City Manager; District 9 Councilwoman Elisa Chan and District 8 Councilman Reed Williams.

With the help of a few four-legged friends, Animal Care Services (ACS), Petco, the Petco Foundation and CIMS celebrated the groundbreaking of a future multi-use pet center for the community. Mayor Julián Castro, City Manager Sheryl Sculley joined Petco and Petco Foundation leaders on October 3, to mark the ceremonial groundbreaking of the new facility at 210 Tuleta.

Located on the site of the former ACS shelter in Brackenridge Park, the facility will be named the Paul Jolly Center for Animal Adoptions in honor of longtime animal welfare advocate and Executive Director of the Petco Foundation. It will feature a large adoption area for dogs and cats and "get acquainted" areas for would be adopters. The center will also include an onsite spay neuter clinic, which will provide pet sterilization for the public and the center's adoption ready animals, and an open air pavilion for animal-related community events, such as adopt-a-thons and pet training seminars. The clinic and events pavilion will each bear the Petco name.

The groundbreaking highlights the City's dedication to the No Kill goal and exemplifies Petco's commitment to the community as a whole.

The \$4.36 million project was awarded to Davila Construction. Jackson & Ryan Architects is the design consultant. Construction is slated for completion in late 2013.

**Bill Hensley** and **Alma Nuñez** are managing this project.



District 5 Councilman David Medina joins CIMS Director Mike Frisbie; design consultant, Klotz Associates, Inc.; community members; CIMS staff; and contractor, EZ Bel Construction, LLC in breaking ground.

District 5 City Councilman David Medina, CIMS staff, and community members celebrated the start of construction on the Creighton Avenue (Southcross Boulevard to Griffin Avenue) project.

A groundbreaking ceremony was held October 15.

This project will widen and reconstruct Creighton Avenue, from Southcross Boulevard to Griffin Avenue, from an existing 24-foot pavement width to 27-foot pavement width, as well as of installation concrete curb and gutters, driveway approaches, Americans with Disabilities Act (ADA) compliant ramps and a 4-foot sidewalk on the east side of Creighton Avenue. The project also includes the construction

of water, sanitary sewer and gas lines within the project limits.

On September 13, 2012, City Council awarded a construction contract for \$1,776,450 to EZ Bel Construction LLC. Of the total contract amount, \$781,441 will be funded through City's 2007 Bond Savings fund; \$651,581.32 will be reimbursed by San Antonio Water System; and \$343,428 will be paid by CPS Energy. Klotz Associates, Inc is the design consultant.

Construction is estimated for completion by August 2013.

**David Pulido's** team oversaw the development of the plans while **Christopher Alonzo's** team will be overseeing the construction of the project.

## District 3 celebrates the completion of Goliad project



CIMS Assistant Director Razi Hosseini, District 3 City Councilwoman Leticia Ozuna and the children from the Highland Hills Seventh-Day Adventist Church School cut the ceremonial ribbon for the Goliad project.

**Jesse Rodriguez**, Construction Management, celebrated Halloween with the arrival of his new grandchild, Zayne. Zayne was born at 5:54 p.m. on October 31, 2012 to Jesse's daughter Chrissy.

Congratulations!!

Capital Improvements  
Management Services (CIMS)  
City of San Antonio

### CIMS Mission Statement

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

### Our Core Values

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

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On October 2, 2012, District 3 City Councilwoman Leticia Ozuna, CIMS staff, children from the Highland Hills Seventh-Day Adventist Church and community members cut the ceremonial ribbon to celebrate the completion of reconstruction on Goliad Road between Lasses and Pecan Valley.

The approximately \$6.6 million project was awarded to Texas Sterling Construction Co. Civil Engineering Consultants Inc. was the design consultant. Of the construction amount, San Antonio Water System paid \$1.2 million and CPS Energy reimbursed \$626,342.

The project reconstructed approximately 4,253 feet of Goliad Road from Lasses to Pecan Valley, along with curbs, sidewalks, driveway approaches, and necessary drainage improvements. Drainage work included installing an underground storm sewer system the full length of the project to relieve flooding issues along Goliad. SAWS and CPS Energy also replaced their facilities.

Anibal Gutierrez's team managed the project.

## CIMS Quarterly Meeting Highlights - October 12



LEFT: Mike Frisbie acknowledged CIMS staff for their superior performance on their projects. Those recognized include: Dale Lange for City Council Chambers; Michael Wright for Cozy Valley Sidewalk Improvement; and David Pulido for Hunt Lane.



ABOVE: Mike Frisbie congratulated CIMS staff in marking their years of service with the City of San Antonio. CIMS staff included: 5 years of service: Claudia Valles-Tovar, Construction Management; Fernando Hernandez, Portal; Lety Arzate, Environmental; Mike Guerra, Project Management; Pat Schneider, Vertical; Ricardo Ramirez, Construction Management; 25 years of service: Carlos Castaneda, Fiscal; 30 years of service: Juan Martinez, Construction Management; Not pictured: 5 years of service: Veronica Barefield, Project Management; 15 years of service: Fred Rojas, Construction Management; and 20 years of service: Terri Lee, Real Estate.

## Happy birthday in November

CIMS wishes our employees a happy birthday in November:

**Ronald Ramirez**, Contract Services (2nd); **Veronica Barefield**, Project Mgt. (4th); **Colin Hoffman**, Contract Services (6th); **Stacy Gonzales**, Vertical Services (11th); **Rudy Guzman**, Construction Mgt. (12th);

**Cheryl Fuentes**, Vertical Services (14th); **James Wucinski**, Project Mgt. (16th); **Mario Vasquez**, Construction Mgt. (16th); **Bianca Thorpe**, Project Mgt. (19th); **Lisa Torres**, Portal Team (20th);

**Kenneth Heinzmann**, Vertical Services (21st); **Tony Baerman**, Construction Mgt. (23rd); **David Chumchal**, Construction Mgt. (23rd); **Ray Doyal**, Real Estate (26th); **Christopher Alonso**, Construction Mgt. (26th);

**Amelia Gonzalez**, Construction Mgt. (27th); **Mark Rodriguez**, Vertical Services (27th); **Elvia Fernandez**, Contract Services (28th); **Jesse Quesada**, Real Estate (29th); **Anthony Perez**, Construction Mgt. (30th).