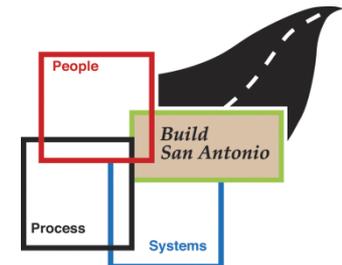


# Status Report for 2007-2012 Bond Program

January 30, 2008





**2007 – 2012 Bond Program:  
On Schedule, On Budget**



# Background

August 15, 2007 – B Session, City Council briefing on 2007 – 2012 Bond Implementation Plan:

- Council Ranked Bond Program Priorities
- Recommended Improvements to Contract Practices

November 28, 2007 – B Session, Citizens Bond Oversight Commission briefed Council on Bond Program

City Manager's Executive Staff Committee initiated monthly meetings in October 2007

# Council-Ranked 2007-2012 Bond Implementation Priorities

Priority	Description	Rank
Budget	Completing projects within project budget amounts	1
Quality	Executing projects using high quality design, materials & construction services	1
Schedule	Completing projects on schedule & having all bond projects substantially completed by 06/2012	3
Scope	Fulfilling project scope to voter expectations as identified within Bond Program informational brochures & as described in Public Meetings	4
Local Participation	Encourage use of local engineering & construction firms in project delivery	5
Small, Minority, & Women-Owned Business Participation	Encourage use of small, minority & women-owned businesses in project delivery	6



# Recommended Improvements to Contracts & Practices

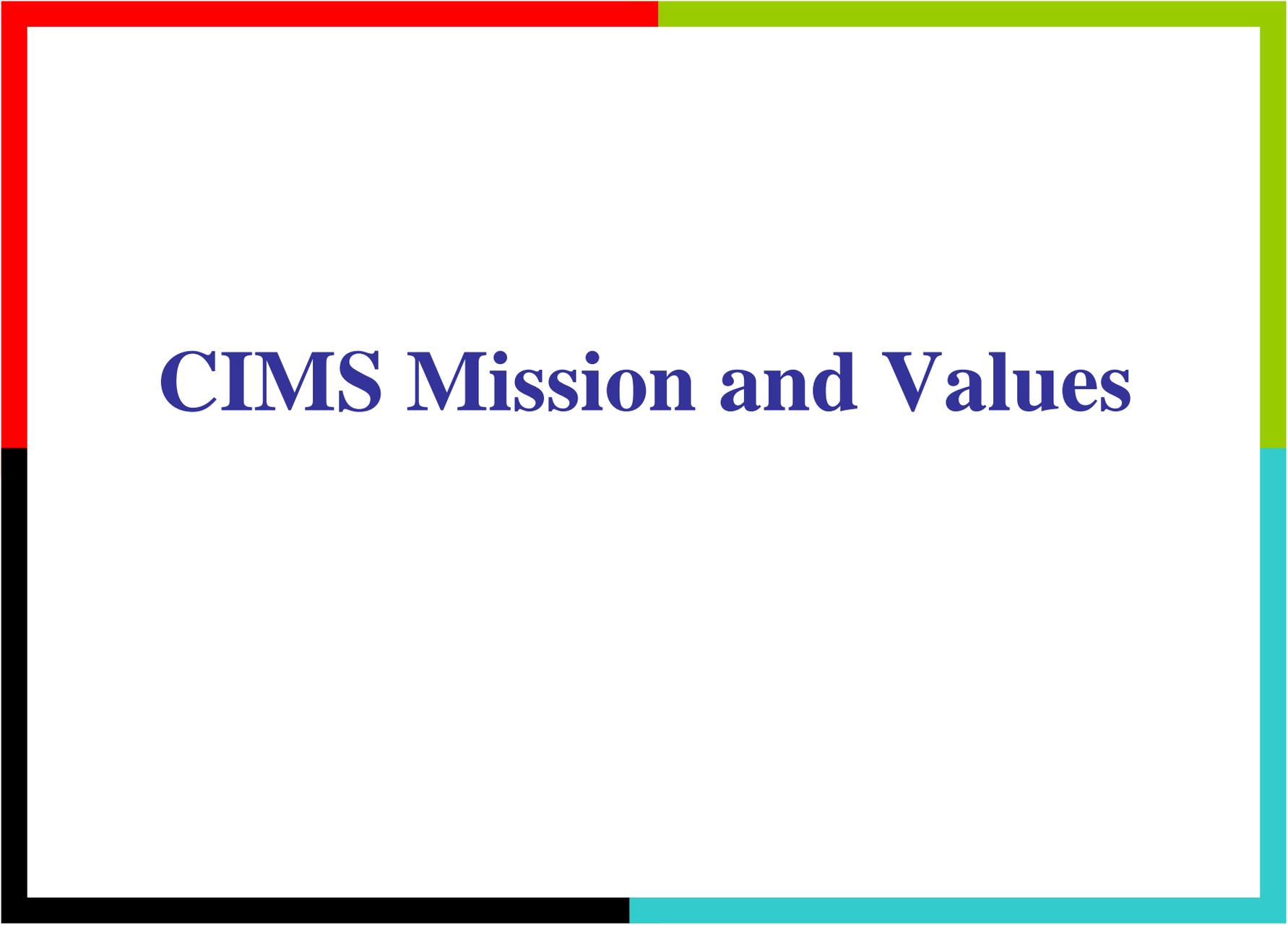
April 2007 – City Manager convened a contract review task force to review a report of our contracts & business practices and procedures.

## Recommendations:

1. Utility Coordination: Begins at earliest point in design; Use of Subsurface Utility Exploration
2. Contracts Standards: Clear and consistent
3. SBEDA: Increase advocacy to local minority, small, and women-owned businesses
4. Secure professional program managers for capital projects



# **Capital Improvements Management Services**



# **CIMS Mission and Values**



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

CIMS’ Mission Statement



# CIMS Values





# CIMS Support Services

- Contracts
- Budget
- Reporting & Web Portal



# CIMS Project Elements

- Surveying, Inspections & Technical Service
- Real Estate Acquisitions
- Environmental
- Public Art



# CIMS Project Management

- Roadways & Drainage
- Buildings & Parks



# **Economic Development: Marketing & Goals**

Small Business Economic  
Development Advocacy (SBEDA)



# **Economic Development: Scoring**

Small Business Economic  
Development Advocacy (SBEDA)



**Program Management**  
**vs.**  
**Project Management**



# Program Management

- Executive: Budget, schedule, agency coordination, assistance with design, construction & public relations
- Alternative Delivery Methods: Contract language, training
- Project Management: Buildings, parks, bridge program



# **Consultant Selection Process**



# Status of Process

<b>Task</b>	<b># of Submittals</b>	<b># of Projects</b>	<b># of Firms Likely Selected</b>
<b>Program Management</b>	12	N/A	To announce in February
<b>Engineering Design</b>	63	50	To announce in February
<b>Design of Buildings</b>	41	11	To announce in February
<b>Design of Parks</b>	10	69	To announce in February



**Project Management:**  
**Good Project Management**  
**is Key to Success**



# Good Project Management

- Project Management Guide
- Regular Training
- Mentoring
- Project Work Plans



# Project Work Plans

- Project Definition
- Budget
- Schedule
- Critical Project Issues
- List of Deliverables
- Staffing Plans & Contact Information
- Stakeholders & Contact Information
- Project Reporting Methods
- Public Relations Plan
- Continual Status Updates
- Project Closeout Process



# Status of 2007 – 2012 Bond Program

Projects Complete	3
Construction Phase	4
Funding Agreements Remaining	15
Design Phase	15
Design Pending	114
	<b>151 Projects</b>



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2008**

## Proposition 1: 10 Street Projects

- 36<sup>th</sup> Street Extension through Kelly USA
- Bulverde Road (Evans to Marshall Road)
- Downtown Transportation Infrastructure Improvements
- Medical Center Intersection Improvements
- North New Braunfels Sidewalks



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2008** (cont.)

## Proposition 1: 10 Street Projects

- Octavia #63, Phase II – Streets
- Redland Road (Hwy. 281 to 3,600 ft. east of Hwy. 281)
- Rogers Road Extension
- Stone Oak: 281 to Bulverde
- Zarzamora Drainage Project #83A Ph II



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2008**

## Proposition 2: 6 Drainage Projects

- Culebra Creek Regional Storm Water Facility at Loop 1604, Phase 1 Construction Only
- Guilbeau Road Drainage Improvements, Phase II (Mystic Park to 800 ft. east of Mystic Park)
- High Water Detection/Early Flood Warning System Expansion
- Octavia #63, Phase II – Drainage
- RipRap 69, Phase II D – Channel
- Upper Leon Creek Regional Storm Facility



# **Total Projects Tentatively Scheduled to Begin Construction in **FY 2008****

**Proposition 3: 47 Parks Projects**

**Proposition 4: 7 Library Projects**



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2009**

## Proposition 1: 16 Street Projects

- Babcock Road (Prue Road to Hollyhock)
- Bulverde Road (Loop 1604 to Evans)
- Callaghan Road (Culebra to Commerce)
- City-wide Bridge Replacement
- District 4 Area Pedestrian Mobility and Traffic Calming Initiatives
- District 6 Area Pedestrian Mobility and Traffic Calming Initiatives



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2009** (cont.)

## Proposition 1: 16 Street Projects

- District 7 Area Pedestrian Mobility and Traffic Calming Initiatives
- East Lubbock: (S. Flores to San Pedro Creek)
- Fort Sam Houston Transportation
- Green Street, Phase I (Nogalitos to IH 35)
- Medina Base Road, Phase I (Loop 410 to 1,900 ft. west of Five Palms)



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2009** (cont.)

## Proposition 1: 16 Street Projects

- N. Hein (W.W. White – W. Hein) and W. Hein (Rice - N. Hein)
- Orchard (W.W. White to W. Hein)
- St. Cloud Pedestrian Improvement (Woodlawn to Babcock)
- Walters Street (E. Houston to Paso Hondo)
- W. Military (Marbach to Westfield) Curbs and Sidewalks



# Total Projects Tentatively Scheduled to Begin Construction in **FY 2009**

## Proposition 2: 8 Drainage Projects

- Ave Maria Outfall
- Broadway Corridor, Phase III A
- Catalpa - Pershing Bridge Modifications
- Commercial Tributary, Phase II
- Goliad Road, Phase II (Lasses to Pecan Valley)
- Indian Creek Channel Improvements (Five Palms to Godek)
- Valley Forge Drainage System
- Westwood Village Drainage



# **Total Projects Tentatively Scheduled to Begin Construction in **FY 2009****

**Proposition 3: 9 Parks Projects**

**Proposition 4: 2 Library Projects**



# Project Highlights

# Stone Oak Parkway: US 281 to Bulverde

Project Complete

Interlocal Agreement approved by Council  
Sept. 13, 2007

- City: \$1.5 M
- Total: \$7. M



# French Creek Park (Acquisition)

Project Complete

Council Approval November 1, 2007





# Denman Property Acquisition

Land Acquisition and Park Development

Council Approval September 6, 2007:

- Acquisition of approximately 13 acres; closed escrow in November 2007
- Joint Use and Maintenance Agreement with University of the Incarnate Word; agreement executed in November 2007

# Voelcker Property

Project in Master Plan Phase, following Council approval of Master Plan on August 16, 2007

– Bond: \$33.5 M



# Zarzamora (Hutchins to Gillette)

Construction Contract expected to go to Council in February

Construction Expected to Begin in March

- Budget: \$15.1 M
- Bid: \$14.6 M



# Medical Center Intersections IV - VII

Phases IV & V are advertising for construction bids

Anticipated Construction – early April 2008

- IV: Ewing Halsell & Wurzbach
- V: Ewing Halsell & Sid Katz





# Other Projects Under Construction

- Bulverde: Evans to Marshall
  - City Contribution: \$306K
  - Total: \$6.6 M
- Bonnie Conner Park Improvements  
(formerly Hausman Park)



# Projects Under Design

Project	Bond Amt	Scheduled to Begin Construction
Rip Rap #69 Phase II D – Channel	\$6.1 M	Spring 2008
Downtown Transportation Infrastructure Improvements	\$10.7 M	Spring 2008
Commercial Tributary Phase II	\$15.6 M	Spring 2009
Goliad Road: Pecan Valley to Military Phase	\$12.2 M	Spring 2009
Guilbeau Road Drainage Improvements Phase II	\$1.3 M	Summer 2008
Octavia #63 Phase II (Drainage & Street)	\$12 M	Summer 2008



# Projects Under Design (cont.)

Project	Bond Amt	Scheduled to Begin Construction
Indian Creek Channel Improvements	\$1.9 M	Summer 2009
Upper Leon Creek Regional Storm Facility	\$3.2 M	Real Estate Acquisition
Woodlawn Lake Park – Pedestrian Bridge	\$400 K	Tentative 2008
Denver Heights Park	\$60 K	2008
Riverwalk	\$500 K	2008
Swimming Facilities Improvements CD 7	\$1.6 M	2009

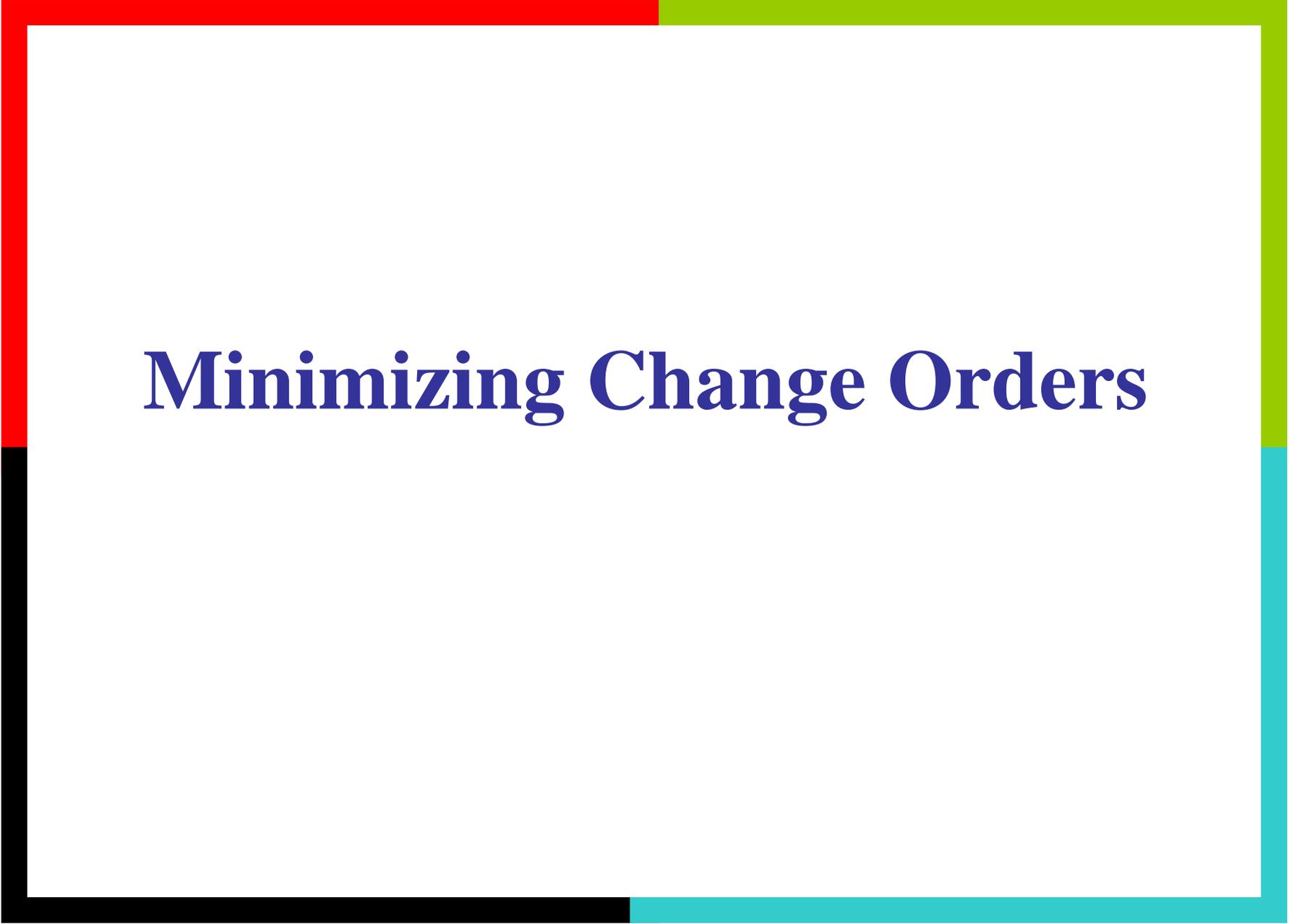


# Projects Under Design (cont.)

Project	Bond Amt	Scheduled to Begin Construction
Swimming Facilities Improvements CD 7	\$1.6 M	2009
Voelcker Property Park Acquisition and Development	\$33.5 M	2008
Japanese Tea Gardens	\$500 K	2008



# Project Reporting



# Minimizing Change Orders



# Reasons for Change Orders

Owner Requested

Utility-Driven

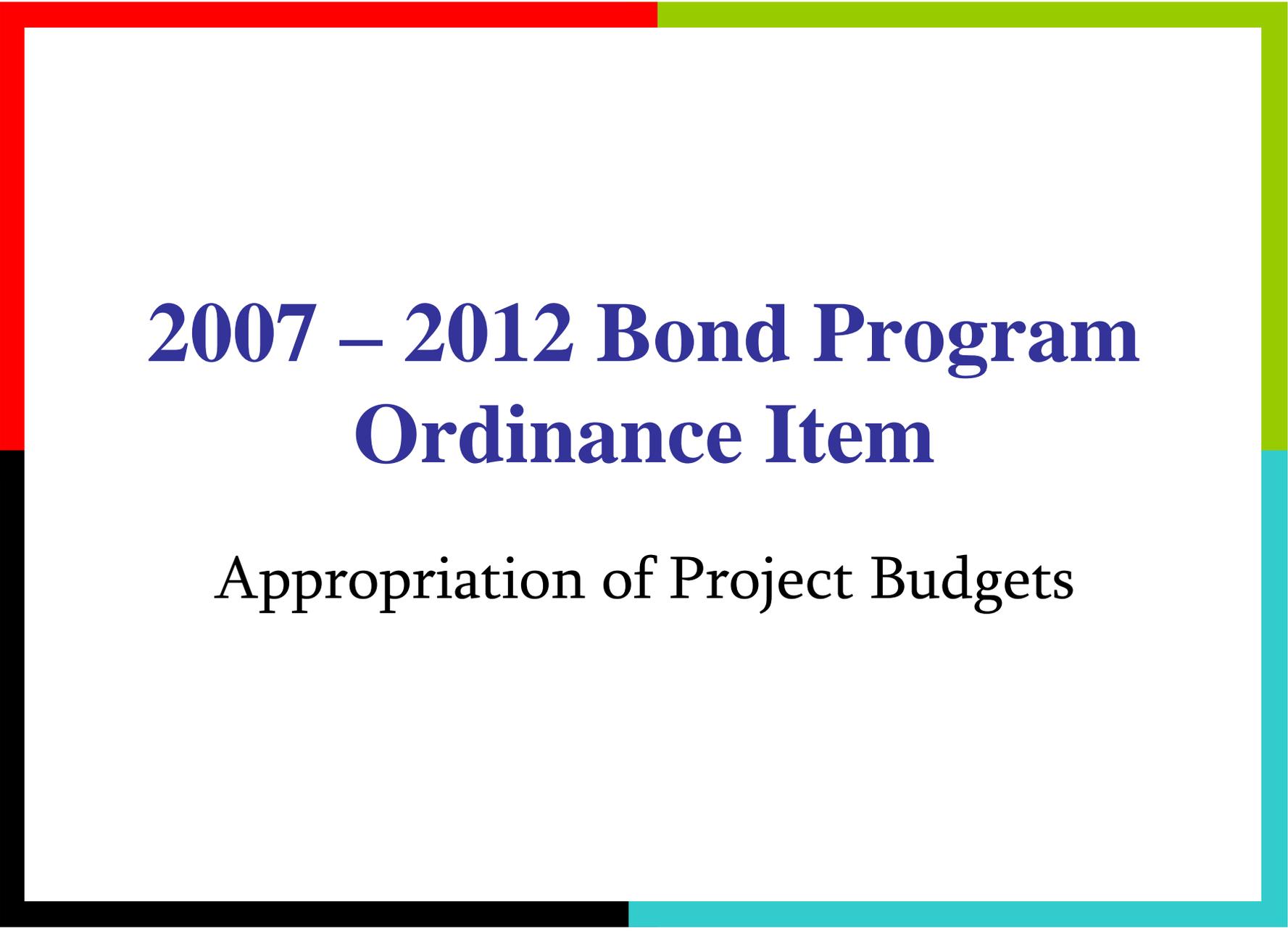
Unforeseen Field Conditions

Errors & Omissions



# Actions to Reduce Change Orders

- Joint Design/Construction with SAWS & CPS Gas
- Subsurface Utility Exploration
- SAWS Infrastructure Evaluation During Design
- Design Guidance Manual
- Constructability Review During Design
- Alternative Delivery Methods
- Specifications & Contract Documents
- Project Management Training & Support



# **2007 – 2012 Bond Program Ordinance Item**

Appropriation of Project Budgets



# Purpose of Appropriations

- Efficiency of large program
- Equip project managers



# Result of Passage of Ordinance

City Council retains control

- Change Orders
- Contracts

Efficiency of Program

# Status Report for 2007-2012 Bond Program

January 30, 2008

