



San Antonio River Oversight Committee

421 Sixth Street, #1

San Antonio, Texas 78215

210/354-2925 Office

210/354-2964 Fax

MEETING NOTES

APRIL 9, 2007

Please note that the sign-in sheet for this meeting was misplaced and documentation of the attendees is not possible. [Only the people listed below confirmed that they attended the meeting.]

ATTENDING- ROC MEMBERS: Irby Hightower, Lila Cockrell, Tony Cantu, Jeff Neathery, Tom DeBrooke

STAFF AND CONSULTANTS: Jim Boenig, Mark Sorenson, Addison Looney, Suzanne Scott, Richard Grochowski, John Mize, Sonny Collins

PUBLIC: None

WELCOME AND INTRODUCTIONS

Lila Cockrell welcomed the committee members, recognized a quorum and called the meeting to order.

APPROVAL OF THE MINUTES FOR FEBRUARY 20, 2007

The minutes were approved by consensus.

UPDATE ON MUSEUM REACH ACTIVITIES

Park Reach

Mark Sorenson reported:

- Only conceptual plans have been developed and the Corps has asked for an updated estimate before committing to the project.
- The conceptual plans for the Park Reach have been overlaid with the Witte Museum's parking structure plans to avoid any conflicts; some changes will need to be made.
- The estimate was originally \$25M and is now increased to \$45M due to the rising construction costs.
- The \$45M estimate works with the hotel people's anticipated contribution.

- Two bridges – Mulberry Street and Millrace – were part of the City bond package reducing the estimate by about \$5M; before the bond the estimate came in at \$50M.

Tony Cantu reported:

- Bexar County suggested packaging the Park Reach as part of the Capital Improvements Program;
- They are trying to get all the entities on board early in the process.
- A couple of low water crossings could be part of this plan.
- More information will be available as the plans progress beyond the conceptual state.

Museum Reach

Suzanne Scott reported:

- The bid opening was held on January 19, 2007.
- There was only one submittal from Zachry Construction and it came in at \$20M over the approved budget.
- Alternates were presented as part of the estimate:
 - Alternate 1 includes sidewalks, lighting, the grotto, signage, and access points
 - Alternate 2 includes landscaping and irrigation (Alternate 3 was not mentioned)
 - Alternate 4 includes the Roy Smith Street bridge.
- Zachry submitted an estimate of just over \$59M; the approved construction estimate from the Committee of Six was a little over \$39M with the County funding erosion and flood control elements and the City of San Antonio (COSA) funding the design enhancements.
- The COSA City Manager and City Attorney, SARA's General Manager and Legal Counsel, and Bexar County's Executive Director of Infrastructure Services and a representative from the District Attorney's office made up the contract negotiation team.
- Construction analysis was conducted, other contractors who did not submit bids were interviewed to determine why they had not bid, and construction means and methods proposed by Zachry were reviewed, as well as all of the project risks.
- A lower construction price was negotiated and the recommendation will be \$49,800,000 and will be presented to Bexar County Commissioner's Court this week. This amount reflects the base plan and alternate 1.

- Alternates 2 and 4 will be re-bid by SARA at a later date and it is estimated at an additional \$5M above and beyond the Zachry contract.
- The contractor budget is \$54M for the entire project.
- Of that, \$49.8M will buy the river improvements, the lock and dam, sidewalks, lighting, overlook, safe harbor, boat landings, walkways, stairs, ramps, signage, water features, trash receptacles, benches, and pocket parks with access points.
- For the entire Museum Reach, COSA's budget will go up to \$52.3M, and the County and River Foundation's contributions will remain the same – the total budget for the Museum Reach is just over \$68M. This figure represents an \$18M increase over the original project budget.
- The estimated \$18M shortfall will be eliminated through a Memorandum of Understanding (MOU) between SARA, Bexar County and COSA with SARA agreeing to contribute an annual amount of \$1.5M in operations and maintenance beginning in 2009. This amount will allow COSA to offset its operations and maintenance costs and allow for COSA to finance the debt up to \$18M. An inter-local agreement, to be drawn up at a later point, will specify what operations and maintenance tasks SARA will be conducting for COSA.
- The same MOU stipulates the creation of an Executive Committee comprised of the COSA City Manager, Bexar County Director of Infrastructure Services, and SARA's General Manager; they will meet monthly and provide oversight to the project.
- SARA and the SA River Foundation will enter into an MOU for the \$3M contribution. That agreement will be going to the SARA Board for approval on April 11, 2007.
- Upon approval from the San Antonio River Oversight Committee (SAROC), the request for approval of the MOU and a presentation of the status of the Zachry contract will go the Bexar County Commissioner's Court, COSA City Council, and SARA's Board of Directors. These presentations and approvals will be done/sought this week.
 - SARA Board of Directors will be asked for permission to execute the Zachry contract and for approval of the MOU between the COSA and Bexar County as well as the MOU with the River Foundation.
 - COSA City Council will need to approve the MOU, the \$18M funding commitment increase, authorize payment to SARA in

the amount of (not to exceed) \$48.5M for the Museum Reach Urban Segment.

- Groundbreaking is tentatively set for May 8, 2007 and the project construction schedule is set for two years.
- Re-bidding of Alternates 2 and 4 will be in the near future – the date has not been scheduled because SARA wants to coordinate efforts with Zachry regarding the irrigation and landscaping before introducing another contractor.

The SAROC approved by consensus to recommend execution of the Zachry contract, the MOU's, and all necessary proposed actions for the Museum Reach improvements to go forward.

UPDATE ON MISSION REACH ACTIVITIES

Jeff Neathery reported:

- Ninety-five percent design drawings have been completed and received.
- The subcommittee meeting is set for Thursday.

Addison Looney reported:

- The Corps must receive the 95 percent design comments by April 24.
- Construction is not currently funded.
- Funding currently exists for Phase I and Phase II complete designs and 60% Phase III design plans.
- Current Corps funding will allow for the Texas Forestry services to grow vegetation and provide technical assistance, and develop the vegetation and riffle structure demonstration projects.
- If the Corps identifies additional funds for construction, the bid package is anticipated for the late summer, early fall timeframe with construction beginning as soon as possible.
- CD's of the Mission Reach 95 percent plans are available.

UPDATE ON EAGLELAND ACTIVITIES

Jim Boenig reported:

- The Alamo Street Bridge improvements and ramp from street grade to the River did not make the City's Bond list.
- Crofton Street Park project is scheduled to go to COSA City Council on April 19 for \$100,000 funding approval of design and construction; Bender Wells Clark is ready to do the design once the funding is approved.

- The Corps' Erosion Control project is scheduled for another major effort toward the end of May to address continued erosion below the silos on the lower shelf, at the riffle structure, and at the storm drain outfall.
- Gate 6 modifications are being worked on so that the River surges less under Alamo Street during a rain event; COSA has made comments and plans are being finalized. The contractor is already lined up and construction is slated to be completed by the end of May to coincide with the re-vegetation efforts.
- Currently working on a scope overlap with the Mission Trails and Mission Reach projects from Lone Star Boulevard to the CPS Power Plant site at Grove Street. From a construction stand point, it makes more sense for this portion of the hike-n-bike trail to be completed with the Mission Reach project.

Richard Grochowski reported:

- The pedestrian bridge change order and redesign was approved by COSA City Council last Thursday. The contract is being worked on and will begin prep work in mid to late June and the City has approval from EPA to move forward with this timeline.
- The bridge and the hike-n-bike portion should be completed about 3½ months (October 2007) after construction initiation.
- The pedestrian phase comments from the Corps are being addressed and the environmental consultant will be re-submitting within the next two weeks to the Corps for the necessary permits. The project will be advertised in July if the permits are granted in a timely fashion following re-submittal.
- A tour of the project site will be set-up for the Corps and other interested agencies subsequent to the re-submittal with the hope that the tour will expedite permit approval.

UPDATE ON FEDERAL FUNDING

Suzanne Scott reported:

- The House version of the Water Resource Development Act (WRDA) has passed the committee and will go to the floor following the current recess.
- The Senate version has passed their committee and is more generic and not project specific, unlike the House version.
- The bill is on track to become law by May 2007.

- This Act allows for a credit provision so that the local governments (COSA and Bexar County) can use local funds in advance of receiving the Corps funds with the local investment being credited toward the federal/Corps matching funds.
- The WRDA credit provision along with the Appropriations Bill approval will allow for the project to be back on schedule by late summer.
- All of the Appropriations requests have been made to the tune of \$17.55M needed for fiscal year 2008 and all congressmen have stated their support for the request. The fiscal year begins October 1, 2007 and there should be an update on the request during the summer.
- The City and the County will have to decide if they want to wait until the federal fiscal year to move forward based on the outcome of the WRDA and the Appropriations bills.

UPDATE FROM SAN ANTONIO RIVER FOUNDATION (SARF)

Sonny Collins reported:

- The board had a unanimous vote to support \$3M MOU agreement with SARA and it will become official at their next meeting.
- They authorized spending funds to coordinate with Boone Powell and John Mize for the Lorna Jordan project at the Grotto. Pledges to the River Foundation Board are currently about \$800,000 and the goal is \$1M.
- AT&T, H-E-B, Valero, USAA, and Toyota have all pledged funds toward this end.
- Ed Whitacre, chairman of the Phase I fundraising effort, asked to put the campaign on hold until the contract with Zachry is signed.
- Tom Stevenson, Express-News, has agreed to chair the Phase II fundraising campaign, which will start some time before June.
- A subcommittee has been set-up to discuss the pavers. Approximately 2,500 could be marketed based on discussions with the architects on ideal locations. All of this effort will be presented to the ROC before actual marketing occurs.
- The goal is set at \$12-\$15M in private donations for the Mission Reach project.

COMMENTS FROM THE PUBLIC

None

THE NEXT ROC MEETING WILL BE ON MONDAY, JUNE 18 AT 5:00 P.M. AT THE SARA BOARD ROOM.