Tuesday, February 14, 2023

Improving Project Delivery

ACEC and Public Works Panel

City of San Antonio | Public Works Department

Agenda

- Welcome and Introductions

- Presentation by Public Works

- Panel Discussion

- Questions & Answers

- Closing Remarks

Design Phase

Consultant Contract

- Include a Detailed Scope
- Plan for Unknowns & Allowances
- Fee Curve
- Account for Leveraged Funding in Projects & Schedule

Project Schedules

- Complete Bond by May 2027
- Early Execution of contracts
- Stagger schedules
- Streamline Negotiations
- Execute Design Only Projects
- Remove unnecessary phases
- Escalate Potential Delays
- More Public Communication

Design Considerations

- Impacts to businesses
- Minimize construction if possible
- Impacts to utilities
- Alternative construction
- Constructability Reviews
- Access/phasing

Design Phase

Utilities

- Joint Design/Bid
- Non-Joint Design/Bid
- Potholing and SUE
- 20% & 40% Design Phases are critical
- Develop Schedules & Track Progress
- Escalate items if needed

Communication

- Regular Check- Ins with Design Team/Public Works
- Respond quickly & follow up
- Bluebeam reviews
- Stay on Schedule
- Identify Challenges Early
- Enhance Public Communications

Contract Documents

- Identify all Pay items
- Review estimates, alternates to stay within budget
- Reasonable construction durations

Construction Phase

Pre-Construction
- Stay on schedule with bid & award process
- Track utility relocation and ROW progress and completion

Public Relations
- Engage In Design Process
- Kick-Off Meetings
- Develop Relationships & Trust
- Follow through on responses & commitments

Construction Process
- Timely respond to RFI's/conflicts
- Know where task in workflow
- Keep documentation up-to-date

Dispute Resolution
- Expedite solutions to conflicts
- Minimize impacts
- Who Needs to Know?

Construction Schedules
- Make Timely Decisions
- Track & Maintain Schedule
- Develop Recovery Schedule
- Utilize Liquidated Damages, if needed

Key Takeaways

✓ **Sense of Urgency**

✓ **Communicate**

✓ **Timely Decisions**

✓ **Escalate Issues**

✓ **Time Management**
  o As Soon As Possible – Don't Wait!

✓ **Who Needs to Know**
  o Keep Project & Consultant Team in the Know

✓ **Make Informed Decisions**
  o Respond & Communicate Quickly

✓ **Escalate Issues**
  o Delays, Decision-Making, etc.

Improving Project Delivery Panel Discussion