



**Escondido Creek Parkway
Oversight Committee Meeting**

Kenedy City Hall
May 8, 2019

MINUTES

Attendees:

Diana Barrera, Kenedy School Board
Collen Brownlow, San Antonio River Authority
Yann Curtis, SPA Skateparks
Kristen Hansen, San Antonio River Authority
Meera Keshav, San Antonio River Authority
Justin Meyer, Kenedy City Council

Gary Richards, 4B Corporation
Ward Thomas, San Antonio River Foundation
Gaylon Oehlke, San Antonio River Authority
Kathy Oehlke, Fundraising Committee
Irasema Ortiz, Interlex
Leslie Wynn, Kenedy City Council

The meeting was called to order at 6:01 pm by Gaylon Oehlke.

I. Approval of Minutes

Gaylon Oehlke motioned to approve the February/March meeting minutes, which was seconded by Committee and then approved unanimously.

II. SPA Skatepark Presentation

Yann Curtis from SPA provided some background about his company, which has built over 45 projects throughout the state and specializes in building skateparks. He presented information regarding different styles of skateparks and statistics of people who use them. He stated there are three main terrain types:

- **Real Street:** This type of terrain has street-like features such as steps, rails, and ramps, and would be perfect for ECP.
- **Obstacle:** This is more fabricated terrain and features obstacles such as pyramids.
- **Transition:** This type, featuring pools, snake runs, and bowl structures, is the most expensive, recommended to be built away from flood plains.

The parks usually accommodate users of all ages and skill levels, as well as skateboards, scooters, and bikes. Yann mentioned the development of this project is like any construction project: a concept is chosen, 2D and 3D drawings are created and shown for approval, with final details determined before completing the project. SPA Skateparks typically works with a not-to-exceed budget amount. This means customers must be very clear with design plans upfront since costs are deducted from the agreed overall project budget. Phase 1 would involve creating concepts and details for the project and would take around 2 months. Phase 2 is construction, also roughly 2 months. Phase 3 is final completion of the park. Yann noted that SPA Skateparks has never initiated a change of order because that would increase a project's cost. SPA Skateparks tries to work with the given budget and construct as much of the project as possible, leaving additional amenities for later. Kristen mentioned that since Jerdon already included SPA Skateparks on their scope of work, they would just need to initiate a change of order to add the skatepark, and the job would be theirs. Yann pointed out concerns of working with the site's current topography, ensuring that skaters have ways to maneuver throughout the park point-to-point.

Q: How many square feet did the first bid design allow for the skatepark?

A: 4,500 ft².

Q: How would the plan change from the original bid?

A: Adding a flow, changing the features, and using existing terrain.



Q: Why do you think our terrain is not suited for a bowl feature?

A: It would become a safety hazard mainly because of the flood plain.

Q: Is the design cost part of the total cost?

A: Yes.

Q: What type of surface do you commonly use?

A: We mainly use concrete.

Q: Can you share the first bid amount you provided?

A: About \$200K, excluding leveling plain.

Q: How would SPA Skateparks fit into the contract with Jerdon?

A: Ideally, SPA Skatepark's scope would be concrete hard surface for the skatepark.

Q: Do you use any other type of surface material?

A: We use concrete only. It is the preferred surface of skaters.

Q: What would happen if SPA Skateparks bids as a standalone?

A: They would have to compete with other companies.

Q: Working with Jerdon, is it possible to maintain cost?

A: Yes.

III. Construction Update

Kristen mentioned that Xavier, an engineering tech from SARA, visits the site daily to see how construction is progressing. Trees have been removed but eventually newer trees will be planted. SARA has met with Jerdon and Dunaway to discuss value engineering, expecting revised plans from Dunaway by the middle of the month. By value engineering the three items discussed in previous meetings, the project would save about \$450K. Before the negative change of order, the project needed about \$1M. There is still a shortfall, however, and even with the \$450K and TPWD grant, the committee is currently working on gathering the rest. Kristen noted that in the design plans, it was found that one of the culverts must be positioned straight. However, when positioned as such, it encroaches on two adjacent properties, Wells Fargo and the Booker Family. SARA's real estate representative would need to contact both property owners for permission. The committee suggested it would be a good idea to contemplate engineering alternatives as a backup plan and started brainstorming about bridge alternatives like a rope bridge or wire cable bridge, among other ideas. Kristen then discussed the TPWD grant, explaining that when the grant was written, all hard amenities and other features specific to the park project had to be identified. When the ECP project was awarded the TPWD grant, there was still a bit of red tape to be found. The grant was funded through Land and Water Conservation Fund, which is a federally funded initiative. After some meetings, it was discovered that grading, sweep work, utilities, among other aspects of the project were not accounted for when writing the grant. Jerdon has been asked to stop working until they have a signed letter that authorizes them to proceed. Although the letter is expected to arrive in September, Jerdon will keep working until the grant is figured out since there is much to be done. Kristen sent a link with all the requested information, such as plans, renderings, and other documents pertaining to the project, to the grant administrator to make sure everything is in line, and the grant administrator replied that everything has been observed perfectly. Kristen then talked to the committee about low-impact development (LID). She explained that SARA has a team that specializes in LID and that it is a



very beneficial design approach for recycling water. She mentioned that LID-specific features were not included on the actual plan. SARA has a landscape designer that will be revising and adding LID features to the plan, the cost of which would be covered by SARA. Kristen next talked about the splashpad, mentioning that Vortex was initially the company that provided the design for the ECP renderings. Since there were no bids for the splashpad, SARA had to create one as is proper protocol for their financial procedure. Water Splash submitted a bid which was \$192K less than Vortex's bid, explaining that the large difference in cost was due to the fact that they are eager to enter the Texas market. The procurement office at SARA has been in close contact with Water Splash, who sent renderings that were distributed among the committee for review. The committee started comparing the Vortex and Water Splash renderings and discussed which would be the better option for ECP. The committee talked about the need to prove that Vortex remains the better option to submit to TPWD.

Q: Which three items were value engineered?

A: The wall, two bridges (water crossing), and the splashpad.

Q: Does SARA have their own grant administrator?

A: Frates and Kristen are working on the grant.

Q: What is the flow rate (gallons per minute) for each splashpad?

A: Kristen will reach out to both companies to verify.

ACTION ITEMS:

- Kristen will reach out to Water Splash and Vortex to verify the above questions.

IV. Fundraising/Donation Update

Kathy reported that EOG would be contributing \$45K while Sprint Energy is considering a donation of \$30K-\$45K. Kathy additionally talked to Ranger and applied for a grant of \$10K for the skatepark. She has also been working with Walmart, and store manager Robin Alfaro helped her with an application for a donation of \$40K. All trees have been sold. She also mentioned that Karnes City has been getting involved with ECP, and everyone is happy about it. EOG wants their donation to contribute to planting native vegetation. Kathy concluded by saying the total amount of donations so far is \$816,312.00.

Q: What is the status of the water well?

A: It is still in process.

V. Other

Gaylon introduced Meera Keshav to the committee. She will be taking Chelsea's position and managing the ECP social media platforms moving forward. He also introduced Collen Brownlow, an engineer who will be replacing Abigail Bush. Kristen mentioned that Abigail would still be part of the project and occasionally attend meetings.

Meeting adjourned at 7:56 PM.

Next meeting will be Wednesday, August 14, 2019.