

CITY COUNCIL MEMORANDUM

City Council Meeting: November 10, 2020
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large capital projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Facilities Projects:

1. 27 Commercial Place Renovation:

- Project Status: Design Phase
- Estimated Construction Start: Fall 2020
- Estimated Cost of Construction: \$1.65 million
- Project Update: City Staff continues to work with F.A. Nunnally and Sledge Engineering on the design phase via weekly Zoom design meetings. Geotechnical onsite investigation was completed on August 3rd. Survey of the property was completed on August 3rd and survey documents were received on August 11th. 50% design was provided November 2nd.

2. Civic Center Kitchen Remodel

- Project Status: Construction Phase
- Estimated Construction Start: October 2020
- Estimated Completion: February 2021
- Estimated Project Cost: \$168,000
- Project Update: Phase 1 has begun and City Staff are coordinating construction around Civic Center reservations.

3. Police Department Restroom Remodel

- Project Status: Construction Phase
- Estimated Construction Start: November 2020
- Estimated Completion: December 2020
- Project Update: This remodel is Phase 2 of the Emergency Services Restroom Remodel Project and is underway.

4. Remodel Building 11 on Commercial Place

- Project Status: Construction Phase
- Estimated Start: Summer 2020
- Estimated Completion: November 2020
- Project Update: Inspection for Certificate of Occupancy conducted October 2020; Temporary Certificate of Occupancy issued November 2020. City staff is waiting on final report to make any corrections.
- Engineering Department relocating to office space portion of building November 2020.

Streets Projects:

1. Westchester Sidewalk Phase II (Valley Forge to Gettysburg Drive)

- Project Status: Construction Phase
- Estimated Start: October 2020
- Estimated Completion: November 2020
- Cost of Construction: \$49,492.00
- Project Update: C-3 Environmental has completed most of the sidewalk and ADA ramps. GVEC is in the process of moving some utility poles and C-3 Environmental will finish pouring the remaining sidewalk and ADA ramps once the poles are moved from the path of the sidewalk.

2. Curtiss Avenue Sidewalk

- Project Status: Construction Phase
- Estimated Start: October 2020
- Estimated Completion: January 2021
- Cost of Construction: \$314,289.00
- Project Update: The water meters have been relocated and C-3 Environmental has begun pouring concrete; coordination continues with GVEC to move poles out of the path of the sidewalk.

Drainage Projects:

1. Castle Hills Channel, Colony Drive Channel, Osage Avenue Channel

- Project Status: Under Construction
- Estimated Start: November 2020
- Estimated Completion: Spring 2020
- Cost of Construction: \$378,425.15 (NTE \$416,267.68)
- Project Update: C-3 Environmental plans to begin these projects in early November. Since contract award C-3 has provided all project submittals and begun procuring materials for the project. The contract duration is 120 days from Notice to Proceed.

2. Savannah Pond, Westchester Channel, Arroyo Verde

- Project Status: Design Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Spring 2020

- Project Update: Design is 90% complete on the project. City Staff is reviewing the plans and will provide comments to the design consultant. The project is expected to be advertised for bid in early 2020.

3. Fire Station #2 Channel Improvements

- Project Status: Design Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Early 2020
- Project Update: Design is 90% complete on the project. City Staff is reviewing the plans and will provide comments to the design consultant. The project is expected to be advertised for bid in November or December with contract award following in early 2020.

Water Projects:

1. FM 1103 Utility Relocation Project Phase I:

- Project Status: Closeout Phase
- Construction Start: August 2019
- Construction Completion: Fall 2020
- Cost of Construction: \$964,424.12
- Project Update: The contractor has completed the punch list items. City Staff is working on verifying those items are complete in order to finalize the project.

1. FM 1103 Utility Relocation Project Phase II:

- Project Status: Under Construction
- Construction Start: September 2020
- Construction Completion: November 2020
- Cost of Construction: \$130,283.75 (NTE: \$143,312.00)
- Project Update: M&C Fonseca began work in the middle of September and substantially completed the work in late October. A punch list has been generated and the contract will be working to complete those items.

2. E. Live Oak Pump Additions Project:

- Project Status: Under Construction
- Construction Start: April 2020
- Construction Completion: Winter 2020
- Cost of Construction: \$1,560,000.00
- Project Update: Installation of electrical components continues. The above ground piping work is complete and the contractor is preparing to make the final two connections to the existing piping. The pump motors were delivered in October and the pumps are expected to arrive in the middle of November. The project is expected to be completed in Winter of 2020.

Engineering Projects:

1. 2018 Street Preservation and Maintenance Reconstruction Project:

- Project Status: Substantially Complete
- Construction Start: January 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$1,501,199
- Project Update: All of the original contract work has been completed except for the striping on Schertz Parkway. The striping has been delayed until the concrete pavement surface can be smoothed out more. Arrangements are being made to have the pavement ground to smooth out the surface and improve the ride quality. Additional traffic control set-ups will be done for the grinding operations.



2. 2018 Street Preservation and Maintenance Rehabilitation Project:

- Project Status: Fully Complete
- Construction Start: April 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$2,881,784.00
- Project Update: All of the construction and punch list items have been fully completed.

3. 2018 Street Preservation and Maintenance Resurfacing Project:

- Project Status: Under Construction

- Construction Start: March 2020
- Construction Completion: Summer 2020
- Cost of Construction: \$791,174.34
- Project Update: No change from previous update. This project is as complete as it can be at this time. The remainder of the chip seal on Live Oak Road will be completed after the curb, gutter, and sidewalk is constructed by a separate project later this year. In response to citizen complaints, the Design Engineer, LAN, is conducting an independent review of the finished chip seal. The report from LAN is expected this month and Staff will brief Council after the report has been received.

4. Cibolo Valley Drive Expansion Project:

- Project Status: Under Construction
- Construction Start: May 2020
- Construction Completion: Summer 2021
- Cost of Construction: \$4,806,762 total (\$1,300,000 City of Schertz Contribution)
- Project Update: Construction of the west side of the street has been completed. Traffic is now driving on the new pavement, while construction occurs on the east side. The remainder of the existing asphalt has been removed and most of the existing base material on the east side has been removed. Excavation work continues east side to get to the new subgrade level. Work on the remainder of the underground storm drain system is expected to continue this month. After the excavation and underground facilities are completed, base placement for the new pavement section will start.

5. Cherry Tree Rehabilitation Project:

- Project Status: Bidding complete
- Consultant: Ford Engineering
- Project Start Date: November 2020
- Project Completion Date: December 2020
- Total Project Cost: \$273,193.80 (NTE amount \$300,600)
- Project Update: Construction will begin this month. The contractor will do all the concrete work first, then focus on the street. The concrete work is expected to be complete right before Thanksgiving. The street will be expected to start after the Thanksgiving holiday weekend.

6. Elbel Road Storm Drain and Paving:

- Project Status: Design
- Consultant: Ford Engineering
- Project Start Date: August 2020
- Project Completion Date: Summer 2021
- Total Project Cost: \$1,341,000
- Project Update: Project design is complete. The contract documents are undergoing the final QA/QC check. The project will be ready for bid once construction funding has been identified.

7. 2020 Street Preservation and Maintenance (Resurfacing) Project:

- Project Status: Design
- Consultant: Kimley-Horn
- Project Update: The project design is nearing completion. As the design progressed, some street segments in the project area were identified that require significant base repairs and crack sealing efforts. Developing an appropriate repair strategy for these areas has taken more time than originally thought for completing the project design. Staff anticipates having the design complete by the end of November. Staff will provide a briefing to Council once the design is complete.

8. Corbett Elevated Water Storage Tank:

- Project Status: Under Construction
- Construction Start: March 2019
- Construction Completion: Fall 2020
- Cost of Construction: \$4,682,000.00
- Project Update: Pump start up occurred in October and the tank has been filled. The tank is currently operating on the system as designed. The contractor continues to finalize items on the site and complete punch list items.

9. Woman Hollering Creek Wastewater Interceptor Main and Lift Station:

- Project Status: Design
- Consultant: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Winter 2021
- Estimated Cost of Construction: \$12 million
- Project Update: City Staff is reviewing final construction plans and specifications submitted by CobbFendley. Staff also continues to work on the Final Plat and Site Plan processes. The total number of easements acquired is 20 out of a total of 21. Negotiation of the final needed easement is in process. The project is expected to be advertised for bid within the next few months.

10. Pedestrian Routes and Bike Lanes Project:

- Project Status: Bidding
- Estimated Construction Start: Fall 2020
- Estimated Cost of Construction: \$1.3 million
- Project Update: Six bids were received for the project on August 27, 2020. The City's award recommendation is required to be approved by TxDOT due to the project funding. City Staff continues to work with TxDOT to move forward with award. Staff expects to bring the award recommendation to Council in December. Right of Way acquisition continues for the Live Oak Road portion of work.

11. Water and Wastewater Master Plan Update and Impact Fee Study:

- Project Status: Study
- Consultant: Lockwood, Andrews, and Newnam, Inc.
- Project Start Date: December 2019
- Project Completion Date: Spring 2021
- Total Project Cost: \$467,280 (NTE \$500,000)
- Project Update: City Staff met with Consultant in September to review water and wastewater models. Consultant working on finalizing models and beginning future land use analysis.

12. 16 Dedicated Transmission Main Phase I:

Overall project intent is the construction of a 16” dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank. Phase 1 of the project includes a route study, land acquisition coordination, and preliminary design of the main.

- Project Status: Study
- Consultant: Kimley-Horn & Associates
- Project Start Date: August 2020
- Project Completion Date: Spring 2021
- Project Cost (Phase I Study): \$267,848 (NTE \$294,000)
- Project Update: Kimley-Horn has generated three alignment options and has begun coordination efforts to further analyze each option. Preliminary utility coordination meetings have been held and right of entry forms have been sent out to effected property owners in order to obtain more detailed field analysis. In early November City Staff participated in the first workshop with Kimley-Horn to review the potential alignments.

13. Stormwater Control Inventory and City Operations Assessment

The work of this project is an action included in the City’s Stormwater Management Plan (Plan). The Plan is the blueprint of activities needed to comply with the City’s Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) General Permit required by virtue of the City’s classification as Municipal Separate Storm Sewer System (MS4).

This project specifically consists of development of an inventory of City facility stormwater controls and an assessment of city operations as related to stormwater control and quality.

- Project Status: Study
- Consultant: Utility Engineering Group, PLLC
- Project Start Date: July 2020
- Project Completion Date: Spring 2021
- Total Project Cost: \$35,000
- Project Update: City staff is reviewing consultant-provided list of City sites proposed for visits.

14. Riata Lift Station Relocation (Design Phase)

Overall project intent is to relocate the Riata Lift Station ahead of TxDOT's IH-35 NEX Project to remove it from conflict with the proposed improvements. The design phase will identify a new site for the lift station, design the new lift station, and design the abandonment of the existing lift station.

- Project Status: Design Phase
- Consultant: Utility Engineering Group, PLLC (UEG)
- Project Start Date: August 2020
- Project Completion Date: Spring 2021
- Total Project Cost: \$129,795 (NTE \$143,000)
- Project Update: UEG has completed two preliminary site layouts for the relocated lift station and Staff has reviewed the options and selected one to proceed with. UEG and Staff are working with the property owner to obtain right of entry in order to complete survey and geotechnical work in order to finalize the design.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** Utility relocations continue (including electric and communications). Schertz Public Works is working to relocate water and wastewater lines that conflict with the planned roadway and drainage improvements (see FM 1103 Utility Relocation Project updates). Delays in the relocation of other utilities has caused further rescheduling of the target let date for a construction contract from January 2021 to July 2021.
2. **FM 1518 Improvement Project:** No change from September update. TxDOT has moved into the Plans, Specs, and Estimates (PS&E) stage of the project. At this time, a consultant for TxDOT has prepared 30% construction plans. Utility coordination for the project is also underway. The City has been provided a conflict matrix on which all utilities (water, wastewater, electric, communications, gas, etc.) that possibly interfere with the roadway project are preliminarily identified. Engineering and Public Works staff are reviewing those potential conflicts to identify where relocations need to be made and where easements will need to be acquired. TxDOT continues acquiring property needed as right of way for the expansion project. As parcels are acquired, TxDOT contractors are physically clearing the right of way in preparation for final surveying and design. TxDOT has not yet acquired parcels needed from JBSA-Randolph. The plan is to move through that process together with property needed for improvements to Loop 1604 on the opposite side of the base. The TxDOT project is currently scheduled for letting in September 2022; construction may begin as early as January 2023. The \$44.8 million, fully funded project is expected to take approximately three years of construction to complete.
3. **I-35 Operational Improvements Project (FM 2252 to Schwab Road):** New southbound FM 1103 exit ramp and Schwab Road entrance ramps have been opened. New northbound FM 1103 entrance ramp has been opened. Embankment is being placed for the new northbound Schwab road exit ramp. Contractor continues with main lane and frontage road reconstruction, drainage work, and miscellaneous flat work, including rip rap, colored textured concrete, and mow strip, and with landscape items. Anti-graffiti coating is being

placed on walls. Detours will continue to be necessary and TxDOT and its contractors will keep the City informed of detours and closures and can assist in disseminating information to the public as needed. Estimated final cost of the project is \$25.5 million. The current schedule includes an expectation of substantial completion in June 2021, and final project completion in July 2021.

4. **I-35 NEX (I-410 South to FM 1103):** No change from September update. A full description of the project to expand I-35 from I 410 South to FM 1103 can be found by searching keywords "I-35 from I-410" at TxDOT.gov. Schematic exhibits of the proposed improvements are available on that website. Public Works and Engineering staff are participating in utility coordination meetings with TxDOT and its contractors regarding relocations that may need to take place in advance of or in conjunction with the roadway construction. Construction is expected to begin in spring 2021 and take 4 to 5 years to complete. The portion of the I-35 NEX project from the Cibolo Creek to its termination at FM 1103 has a cost of \$621 million.
5. **IH-10 Graytown Road to Guadalupe County Line:** No change from September update. TxDOT and its consultant have been working on finalizing bid documents for this section of IH-10. Project design was able to be adjusted so that no City of Schertz utility facilities will be impacted and no adjustments are necessary to accommodate the proposed improvements. Letting of the project is imminent. Construction is expected to begin in November 2020 at the earliest and January 2021 at the latest. This approximately \$157 million project has a construction timeline of 53 months.

Planning and Community Development Projects:

1. CityView Permitting and Development Software:

City staff and CityView have been working together on a phased approach for the three modules of the new land use software which are as follows: Code Enforcement (CE), Planning (PL) and Permitting/Inspections (PI). The CE Module has been configured. City Staff has been actively validating (verify configuration) the CE Module. The Planning Module was submitted to CityView on January 23, 2020 for configuration. The data collection for the Permitting/Inspections module is complete and the CityView team is verifying the information submitted for completeness. CityView is drafting the final project scope document for approval by all parties. Once the scope document is executed CityView will start the configuration of all the software components. When the configuration is complete by CityView and the software is validated (tested) by City Staff, we move to end user staff training and then go live. A proposed timeline to go-live with the software will be determined once configuration and validation of modules have been completed.

- Total Project Cost: \$523,766.00
- Project Start Date: June 2018
- Project Completion Date: TBD - 2021