

CITY COUNCIL MEMORANDUM

City Council Meeting: December 8, 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: Spring 2021
- 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. The 50% design was reviewed by City Staff and comments were conveyed to the design team in November. It is expected that 95% plans will be submitted to the City for review in early January.

2. Civic Center Kitchen Remodel

- Project Status: Phase 1 under Construction, Phase 2 in Planning
- Estimated Construction Start: October 2020
- Estimated Completion: February 2021
- Estimated Project Cost: \$168,000
- Project Update: Phase 1 is the Grand Ballroom Kitchen and has begun construction. The City Staff are coordinating construction around Civic Center reservations. Phase 1 is 60% complete. The demo and flooring are complete. The Make Up Air unit is at 90%. The Range Hood is at 60% complete. Phase 2 is the Blue Bonnet Kitchen and will remain operational until Grand Ballroom Kitchen is complete.

3. Emergency Services Restroom Remodel Project

- Project Status: Phase 1 is Substantially Complete, Phase 2 under Construction, Phase 3 in Planning
- Estimated Construction Start: August 2020
- Estimated Completion: January 2021

- Cost of Construction (All Phases): \$224,075.00
- Project Update: Fire Station 1 is Phase 1 of the project and has been substantially completed and undergoing punch work. The Police Station is Phase 2 of the Emergency Services Restroom Remodel Project and is underway and due to be complete the week of 12-7-20. Phase 3 of the project will be EMS Station 1 and will begin once Phase 2 is complete.

4. Remodel Building 11 on Commercial Place

- Project Status: Complete
- Estimated Start: Summer 2020
- Estimated Completion: November 2020
- Project Update: Certificate of Occupancy is awarded and remodel is complete. Engineering Department has started relocating to office space portion of building and look to be 80% complete.

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 installation of the sidewalk and ADA ramps. GVEC has relocated the few utility poles that were in conflict with the project. Only final clean up and restoration work remains in order to complete the project.

2. Curtiss Avenue Sidewalk

- Project Status: Construction Phase
- Estimated Start: October 2020
- Estimated Completion: January 2021
- Cost of Construction: \$314,289.00
- Project Update: C-3 Environmental began installing the new sidewalk at FM 1518 and working towards Schertz Parkway. As of early December, the sidewalk had been installed from FM 1518 to almost Pfeil Street. Retaining walls have been installed up to Randolph Avenue as well. GVEC has relocated the necessary utility 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 is mostly complete with the Colony Drive Channel and plan to be fully complete in early December. C-3 plans to begin work on the Castle Hills Channel in early December. The Castle Hills Channel is

expected to take about six weeks to complete and then C-3 will begin the Osage Avenue Channel.

2. Savannah Pond, Westchester Channel, Arroyo Verde

- Project Status: Design Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Spring 2021
- Project Update: No change from previous 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 2021.

3. Fire Station #2 Channel Improvements

- Project Status: Design Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Early 2021
- Project Update: Design is 90% complete on the project. City Staff provided comments to the design consultant. The project is expected to be advertised for bid in December or January with contract award following in early 2021.

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: No change from previous 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: Closeout Phase
- 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 was generated and the contractor has completed those items and is awaiting final acceptance.

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: The contractor completed the final two connections to the existing piping and completed the installation of all underground piping. The installation of electrical components continues as equipment is delivered to the site. The contractor is preparing to install the pumps and motors in December. 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: No change from last update. 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: \$2,611,348.00
- Project Update: No change from the last 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. Staff will brief Council during a workshop on December 9th.

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 east side of the street is underway. Storm drain culverts installation is nearing completion and the subgrade preparation on the southern end of the project has been completed. The majority of the new traffic signal equipment has arrived. The signal poles and mast arms have not yet arrived. The Contractor anticipates having the paving of the east side completed in a couple of months.

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 is ongoing. The curb and gutter sections have been replaced and some of the sidewalk sections have been replaced. Asphalt removal has been completed and the contractor is working on cement stabilizing the base material. Once the cement stabilization is complete, the new pavement will be placed.

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: No change from last 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 almost complete. Finalizing the design has been placed on hold until after the December 9th Workshop on chip seals. Staff will provide a briefing on the project once the design has been finalized

8. Tri-County Parkway Reconstruction Project:

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Survey work and some data collection has been completed. Halff Associates has started the formal design of the project and expects to have the design and bid package completed by the end of May.

9. 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: The tank continues to operate on the system as designed. The contractor continues to finalize items on the site and complete punch list items.

10. 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. The Final Plat for the lift station site along IH 10 is scheduled for consideration by the Planning and Zoning Commission on December 9, 2020. The Site Plan will be submitted as soon as plat approval is done. 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 in December 2020 or January 2021.

11. Pedestrian Routes and Bike Lanes Project:

- Project Status: Bidding Complete
- Estimated Construction Start: Fall 2020
- Estimated Cost of Construction: \$1.3 million
- Project Update: TXDOT award concurrence has been received. The Construction contract was brought to Council for approval at the December 1st meeting along with a contract with our construction management on call firm to provide for inspections during the construction process. With Council approval of the contracts, a pre-construction meeting will be held with TXDOT personnel, the contractor, and our construction management firm. After the preconstruction meeting we will have a construction schedule from the contractor.

12. 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.

13. 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. A draft Technical Memorandum with route recommendation was submitted by Kimley-Horn and is under City review.

14. 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: No change from previous update. City staff is reviewing consultant-provided list of City sites proposed for visits.

15. 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 and Staff have obtained a right of entry from the property owner. Field work, including survey, has begun and UEG is working on design. The environmental subconsultant completed the Antiquities Permit of Texas application and submitted to the Texas Historical Commission prior to conducting their field survey.

16. Aviation Heights Phase 5, 6, and 7 (Design Phase)

Overall project intent is the construction of an 8” water main within the Aviation Heights area along Aero Avenue, Brooks Avenue, Winburn Avenue, Mitchell Avenue, and Aviation Avenue.

- Project Status: Design Phase
- Consultant: Ford Engineering
- Project Start Date: October 2020
- Project Completion Date: Summer 2021
- Total Project Cost: \$113,135 (NTE \$125,000)
- Project Update: Ford Engineering provided draft construction plans for City review. Comments from Public Works and Engineering will be incorporated into construction plans prior to Advertisement for Bids.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** No change from November update. 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:** TxDOT is in 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 is negotiating a scope and fee with Halff Associates for the design of relocation of water and wastewater facilities that conflict with the roadway improvement. 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):** No change from November update. 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):** TxDOT is acquiring needed right of way and carrying out demolition activities as property is acquired. 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:** IH-10 is being expanded from four lanes to six lanes and frontage roads are being transitioned to one-way. This project includes the signalization of the intersection of FM 1518 and 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. Construction is currently expected to begin in January 2021. This approximately \$157 million project has a construction timeline of 53 months.

Planning and Community Development Projects:

1. CityView Permitting and Development Software:

No change since last update: 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