

CITY COUNCIL MEMORANDUM

City Council Meeting: January 12, 2021

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. Nunnely and Sledge Engineering on the design phase. The 90% design was submitted for City review in early January. Review of the 90% plans is expected to be complete by the end of January.

2. Civic Center Kitchen Remodel

- Project Status: Phase 1 under Construction, Phase 2 in Planning
- Construction Start: October 2020
- Estimated Completion: February 2021
- Estimated Project Cost: \$168,000
- Project Update: Phase 1 is the Grand Ballroom Kitchen. The City Staff are coordinating construction around Civic Center reservations. Phase 1 is 95% complete. The remaining items are installation of the grease trap, final inspections, minor fire alarm work and punch. Phase 2 is the Blue Bonnet Kitchen which will remain operational until Grand Ballroom Kitchen is complete.

3. Emergency Services Restroom Remodel Project

- Project Status: Phase 1 and 2 are Substantially Complete, Phase 3 in Planning
- Construction Start: August 2020
- Estimated Completion: February 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. The Police Station is Phase 2 of the Emergency Services Restroom Remodel Project it's also Substantially Complete. Phase 3 of the project will be EMS Station 1 and will begin the week of January 18th. Lou Jon, the contractor, had to shutter operations for a few weeks due to a massive COVID outbreak within the company.

Streets Division Projects:

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

- Project Status: Closeout Phase
- Start: October 2020
- Estimated Completion: January 2021
- Cost of Construction: \$49,492.00
- Project Update: C-3 Environmental has completed all work on this project and is working on punch list items.

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 has installed all of the new sidewalk and retaining walls between FM 1518 and Schertz Parkway. C-3 expects to complete the final section of sidewalk between Schertz Parkway and Westchester in January.

Drainage Projects:

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

- Project Status: Under Construction
- Start: November 2020
- Estimated Completion: Spring 2021
- Cost of Construction: \$378,425.15 (NTE \$416,267.68)
- Project Update: C-3 Environmental has completed the Colony Drive Channel. C-3 is approximately 60% complete with the Castle Hills Channel. The Castle Hills Channel is expected to be complete by the end of January 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 Complete
- Consultant: Ford Engineering
- Estimated Construction Start: February 2021
- Project Update: Design is complete on the project. The contract documents are undergoing the final QA/QC check. The project is expected to be advertised for bid this month with contract award following in February 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: The contractor is working on the punch list items. City Staff is working on verifying those items are complete in order to finalize the project.

2. 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: No change from last 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.

3. E. Live Oak Pump Additions Project:

- Project Status: Under Construction
- Construction Start: April 2020
- Construction Completion: Winter 2021
- Cost of Construction: \$1,560,000.00
- Project Update: The contractor installed the two new pumps and motors in December. The contractor also installed the new generator and continued to do the final electrical work. Startup of the pumps is expected to take place in January. The project is expected to be completed in Winter of 2021.

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: Geotechnical testing has been performed in the damaged concrete panel areas. A bid package for repairing the damaged concrete panels has been prepared and advertising for bids will begin this week. The bid opening is scheduled for February 11th and contract award is scheduled for February 23rd. Once the panels have been repaired, the pavement grinding will be scheduled as soon as possible.



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. The project is fully complete.

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: Special Council Workshop held on December 9th for Staff to get feedback from Council regarding potential remedial measures. Staff will be presenting a workshop to Council on January 26th to outline the remedial efforts recommended for the chip sealed areas and outline the path forward for future SPAM resurfacing project efforts.

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: The east side construction continues. The new street section has been excavated to subgrade for nearly all of the project area and the contractor has been working on the storm drain culverts, storm drain piping, and new storm drain inlet installations. Once the storm drain work is completed, the contractor can do the subgrade stabilization and start placing the base material.

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: The project was “substantially complete” on December 22nd. The contractor is still working in the project area backfilling the excavated areas; adjusting the manholes and water valves; clean up; and placement of sod. The project is expected to be fully complete this month.

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: The original design has been completed. A traffic study was performed that identified that the intersection of Westchester and Elbel meets traffic signal warrants. A professional services contract amendment will be presented to Council on January 26th to design the traffic signal for the intersection and add it to the project plans.

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

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Based on the December 9th Workshop, Staff has been working with Kimley-Horn to revise the design to eliminate chip seal in favor of slurry seal for the resurfacing of the residential streets. In order to take advantage of economies of scale, and if acceptable to Council, the slurry seal and micro seal/paving to be applied to the 2018 chip sealed areas will also be added to this project effort. The project design will be finalized after the follow up Council workshop (scheduled for January 26th) to determine what treatments (fog seal, slurry seal, micro seal/paving) will be performed on which 2018 chip seal areas.

8. Tri-County Parkway Reconstruction Project:

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Survey work for the project has been completed. Halff Associates are preparing construction phasing/traffic control options for the public outreach effort. Staff is working with EDC to set up some initial public meetings to present the options and get feedback from the businesses in the project area. Halff has also started coordinating the traffic signal design at the FM3009/Tri-County Parkway intersection with TXDOT. The project design is on schedule to be completed by the end of May.

9. Corbett Elevated Water Storage Tank:

- Project Status: Closeout Phase
- 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 continues to review final construction plans and specifications submitted by CobbFendley. The Final Plat for the lift station site along IH 10 was approved by the Planning and Zoning Commission on December 9, 2020. Site Plan submittal is imminent. 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 January or early February 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: The contract documents have been executed. Staff will be attending a day-long workshop with TXDOT on January 12th. The workshop is designed to provide Staff will all the information, procedures, etc. needed to oversee the project through construction. Our construction management consultant will also participate in the seminar. A pre-construction meeting will be with the contractor later this month, after the workshop with TXDOT. Staff anticipates construction beginning soon after the pre-construction meeting.

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

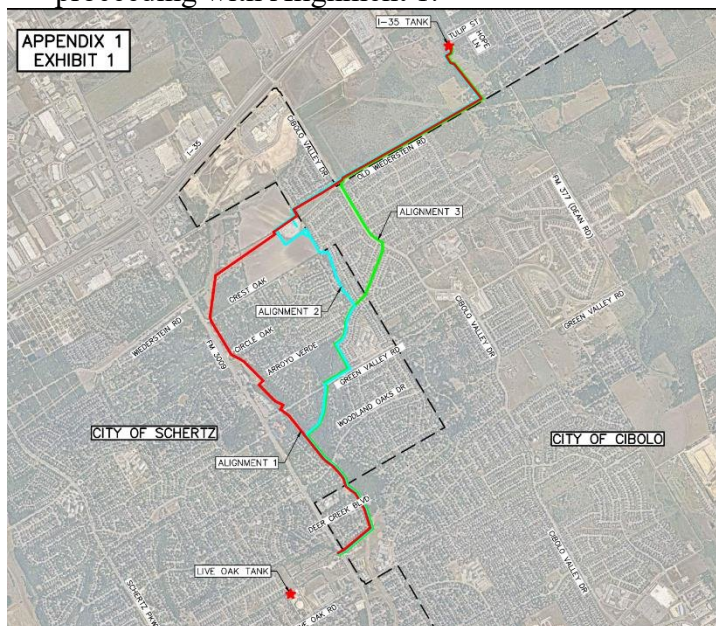
- Project Status: Study
- Consultant: Lockwood, Andrews, and Newnam, Inc.
- Project Start Date: December 2019
- Project Completion Date: TBD 2021

- Total Project Cost: \$467,280 (NTE \$500,000)
- Project Update: Consultant is finalizing the existing system evaluation technical memorandums. Completion of the future conditions evaluation is tentatively scheduled for March and the Master Plan report is expected to be submitted in April. The Impact Fee update of this project will follow that and the schedule will be set by how well the statutorily required meetings with various groups can be coordinated with Board, Committee, and Council meeting. Staff will meet with LAN later this month to continue coordination of the project.

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 Technical Memorandum with the route recommendation of Alignment 1 (red) was submitted by Kimley-Horn. Preliminary Design is proceeding with Alignment 1.



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
- Expected Project Completion Date: Spring 2021
- Total Project Cost: \$129,795 (NTE \$143,000)
- Project Update: UEG is finalizing the 60% plans, report, cost estimate, and specifications. This submittal will be ready for review next week. The ROW agent has also begun collecting information for easement acquisition.

16. Aviation Heights Water Main Construction Phases 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
- Expected Project Completion Date: Summer 2021
- Total Project Cost: \$113,135 (NTE \$125,000)
- Project Update: Ford Engineering provided final construction plans for City review. Bidding schedule is pending.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** Utility relocations continue (including electric and communications). 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 December update. 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 and is working toward 60% complete 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):** Contractor continues work on retaining walls, grading of ditches and swales, placing electrical components, repair of frontage road failures, and placement of new curb, sidewalk, and riprap. Estimated final cost of the project is \$25.5 million. The current schedule includes an expectation of substantial completion in Summer 2021.
4. **I-35 NEX (I-410 South to FM 1103):** No change from December update. 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:** No change from December update. 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:**

The data collections for all City View Modules is complete and has been submitted to CityView for configuration. 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. CityView is preparing the project scope document for the planning and permitting/inspections module 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