

CITY COUNCIL MEMORANDUM

City Council Meeting: March 2, 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: Project plans are out for bid. GMP contract submittal for review and discussion is expected on March 8, 2021. Weekly project meetings continue.

2. Civic Center Kitchen Remodel

- Project Status: Phase 1 is complete, Phase 2 is under construction
- Construction Start: October 2020
- Estimated Completion: March 2021
- Estimated Project Cost: \$168,000
- Project Update: Phase 1 is the Grand Ballroom Kitchen. Phase 1 is complete. Phase 2 is the Blue Bonnet Kitchen and is scheduled to start on March 1, 2021. Work will be coordinated around the COVID shot clinics. Phase 2 is expected to be completed by the end of March.

3. Emergency Services Restroom Remodel Project

- Project Status: Phase 1 and 2 are complete, Phase 3 is under construction
- Construction Start: August 2020
- Estimated Completion: March 2021
- Cost of Construction (All Phases): \$224,075
- Project Update: Fire Station 1, Phase 1, and Police Station, Phase 2, are complete. EMS Station 1 is Phase 3 of the project and is currently under construction. Some plumbing issues were discovered during demolition, so the contractor is working to resolve those issues. Rough in electrical work is under way.

Streets Projects:

1. Curtiss Avenue Sidewalk

- Project Status: Closeout Phase
- Estimated Start: October 2020
- Estimated Completion: January 2021
- Cost of Construction: \$314,289
- Project Update: C-3 Environmental continues to work on the last few punch list items which are expected to be completed the last week of February. The project will be fully complete once the punch items are complete.

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 has completed installing all of the concrete rip rap in the Castle Hills Channel. The Castle Hills Channel still needs to be backfilled and revegetated. C-3 has started on the Osage Avenue Channel. The existing concrete has been removed and grading for the hydroturf has begun.

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 has provided comments to the design consultant. The project is expected to be advertised for bid in the next two months.

3. Fire Station #2 Channel Improvements

- Project Status: Design Phase Complete
- Consultant: Ford Engineering
- Estimated Construction Start: February 2021
- Project Update: No change from previous update. Design and the contract documents are complete on the project. The project is being advertised for bid currently with contract award following in March 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 last 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)
- Project Update: Project is complete.

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
- 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 has taken place. The project is expected to be completed in Winter 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: No change from last report. 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 began on January 13th. The bid opening is scheduled for February 11th and contract award is scheduled for March 2nd. 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
- 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: The first round of “enhanced sweeping” for the chip sealed areas has been completed. The sweeping did uncover some additional areas in some other cul-de-sacs where the chip seal has not adhered properly. The contractor will be required to repair these areas also before the rest of the remediation work is done. The second round of enhanced sweeping is planned for the end of March.

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 recent rainy weather, then the cold and snowy weather has caused a construction delay on the project. Some of the storm drain elements did not get completed as originally planned. The piping is all installed but there are

some concrete headwalls that need to be completed. The contractor hopes to have these remaining items completed by the end of next week. This has caused a delay in starting the cement stabilization. The contractor is in the process of updating his schedule and expects the cement stabilization to start later this month.

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: No change since last report. The project is nearly fully complete. The contractor has a couple of punch list items to complete.

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: With Council approval of the contract amendment, Ford Engineering has begun designing the traffic signal for the Westchester intersection. Staff expects to have traffic signal plans to review later this month.

7. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: No change since the last report. Based on the January 26th Workshop discussion, Staff has provided Kimley-Horn with direction to complete the project design. The project will include specifying slurry seal instead of chip seal for the resurfacing. The contract will also include applying a slurry seal first to the Estates at Wilson's Preserve and a couple of the 2020 streets for further evaluation.

8. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Design work has continued for the project. Staff is working with EDC to set up some initial public meetings to present the project and get feedback from the businesses in the project area. These public meetings will be conducted virtually. We anticipate the first virtual meeting to occur the week of March 2nd. Staff received 75% project plans on Friday, February 26th and is in the process of reviewing them.

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: No change from the last 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: Spring 2021
- Estimated Cost of Construction: \$12 million
- Project Update: City Staff is working with consultant (CobbFendley) to finalize bid documents. Site Plan submittal will be made the first week of March 2021. The project is expected to be advertised for bid in March 2021.

11. Pedestrian Routes and Bike Lanes Project

- Project Status: Bidding Complete
- Estimated Construction Start: Spring 2021
- Estimated Cost of Construction: \$1.3 million
- Project Update: No change since the last report. Staff is coordinating with TXDOT and the contractor to get the necessary project and reporting forms completed so the pre-construction meeting can be held. Staff is also setting up a formal property acquisition closing for the needed right-of-way at the FM3009/Live Oak intersection with the property owner. The right-of-way acquisition will not impact construction starting.

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 early in March to continue coordination of the project.

The water model created as part of this project is already being put to use to model the impact of the proposed 16" Dedicated Transmission Main on surrounding development. Also, data from wastewater flow monitoring is being shared with CCMA for their use in development of their updated Capital Improvement Plan.

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: Signed right of entry forms have been received from all but one property owner. City Staff will participate in the second workshop with Kimley Horn and have begun scoping preliminary (30% design) tasks. Coordination with the Parks Department for a future trail will continue.

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 last update. City staff has provided comments of consultant-provided list of City sites proposed for visits. Consultant is working on scheduling visits to facilities.

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: The 60% design submittal has been reviewed by Engineering and Public Works and resubmitted to UEG to proceed with their 90% design.

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: No change since last report. Ford Engineering provided final construction plans for City review. Bidding schedule is pending.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** No change from February update. 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:** 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. 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 JB SA-Randolph. That process is proceeding, however slowly. Because of delays with that acquisition and increased costs, the project may be split into segments. Staff met with TxDOT in early February to receive an update regarding the plan to address the budget shortfall. It is likely that TxDOT will submit the remaining funding need to AAMPO during this season's call for projects. Bexar County has indicated a willingness to contribute additional funds and the City will likely be requested to contribute also. Staff will bring a proposal to Council for consideration at a future meeting.

At least a portion of the project is still currently scheduled for letting in September 2022; construction may begin as early as January 2023. Staff is working with Halff Associates to finalize a design contract for the relocation of water and sewer lines along the newly acquired ROW.

- 3. I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No change from February update. 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):** 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.

TxDOT is acquiring needed right of way and carrying out demolition activities as property is acquired. One parcel of right of way being acquired impacts the detention pond that was construction with development of the Riata Subdivision. The physical pond will need to be modified to remove its encroachment into the proposed right of way. Because this is a drainage facility within a City easement, the City is responsible for the modification however, TxDOT will provide funding for that work via its acquisition of the right of way property from the land owner. Staff is working to provide a cost for design and construction of the necessary work to TxDOT.

5. **IH-10 Graytown Road to Guadalupe County Line:** No change from February update. Construction activities have begun on the IH-10 expansion project. Traffic controls have been placed and work has begun on the transition of the access roads from two-way to one-way. More information on this \$157 million project with a construction timeline of 53 months will be provided in the April update.

Planning and Community Development Projects:

1. **CityView Permitting and Development Software**

City Staff has continued to meet with CityView since the last update to discuss existing City software program integration. The data collections for all City View Modules is complete and has been submitted to CityView for configuration. The Code Enforcement Module has been configured and City Staff has been validating (verify configuration) of the module. **CityView has submitted a preliminary project scope document for City review. It is lacking a few components, but City of Schertz review is underway. Once the scope document has been approved by all parties and the document has been 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