

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** April 13, 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: Pre-Construction Phase
- Estimated Construction Start: Summer 2021
- Cost of Construction: \$1,372,794
- Project Update: GMP contract was negotiated throughout March. GMP contract was approved by City Council at the April 6<sup>th</sup> City Council meeting. Construction is expected to begin in early summer. Weekly project meetings continue with City Staff and the contractor.

#### **2. Civic Center Kitchen Remodel**

- Project Status: Complete
- Construction Start: October 2020
- Estimated Completion: March 2021
- Estimated Project Cost: \$168,000
- Project Update: Both the Grand Ballroom and Blue Bonnet Kitchen renovations have been complete.

#### **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: April 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. The plumbing issues that were discovered during demo have been resolved and wall

framing and electrical rough in continue. Tile and other finishes will follow this work. Phase 3 is scheduled to be completed by the end of April.

### **Streets Projects:**

#### **1. Curtiss Avenue Sidewalk**

- Project Status: Complete
- Estimated Start: October 2020
- Estimated Completion: January 2021
- Cost of Construction: \$314,289
- Project Update: C-3 Environmental has fully completed the project.

### **Drainage Projects:**

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

- Project Status: Under Construction
- Start: November 2020
- Estimated Completion: May 2021
- Cost of Construction: \$378,425.15 (NTE \$416,267.68)
- Project Update: C-3 Environmental has completed the Colony Drive Channel. The Castle Hills Channel has all of the punch list items complete and has 80% of vegetation re-established. C-3 is installing the final sections of hydroturf on the Osage Avenue Channel. After the hydroturf is complete the only outstanding items are backfill and fine grading.

#### **2. Doerr Lane Channel**

- Project Status: Pre-Construction
- Start: April 2021
- Estimated Completion: June 2021
- Cost of Construction: \$36,000.00
- Project Update: Project awarded to C-3 Environmental. Project includes cleaning out and reshaping the existing channel and installing hydroturf.

#### **3. Savannah Pond, Westchester Channel, Arroyo Verde (2020 Silt Removal Projects)**

- Project Status: Bidding Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Summer 2021
- Cost of Construction: \$246,944.71 (NTE \$260,000)
- Project Update: Bids are due on Tuesday, April 20<sup>th</sup> with an anticipated award following the May 4<sup>th</sup> council meeting.

#### **4. Fire Station #2 Channel Improvements**

- Project Status: Construction Awarded
- Consultant: Ford Engineering
- Estimated Construction Start: May 2021
- Project Update: The project was awarded at the March 23<sup>rd</sup> Council Meeting to C3 Environmental Specialties. The agreement is in the process of being routed for signatures in order to begin construction next month.

## **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 completed the final punch list items. Project closeout is ongoing.

### **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: Closeout Phase
- Construction Start: April 2020
- Construction Completion: Winter 2021
- Cost of Construction: \$1,560,000
- Project Update: All of the project startup is complete. The contractor continues to work on providing closeout items and addressing the punchlist items.

## **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. The Schertz Parkway Concrete Pavement Repair project has been awarded to San Antonio Constructors. The agreement has been fully executed and we are waiting on the contractor to issue the Notice to Proceed. 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 will be done in the near future.

## **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: The project is fully 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: \$1,560,000
- Project Update: The final plans, including the traffic signal at Westchester and Elbel are almost complete. Once the plans are complete, the project will be waiting on funding to proceed to construction.

#### **7. 2020 Street Preservation and Maintenance (Resurfacing) Project**

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: A Professional Services contract amendment for Kimley-Horn's contract is on the April 13<sup>th</sup> Council Agenda. The amendment will allow us to complete the design and bid package of the streets that will be resurfaced with a slurry seal and to slurry seal the Estates at Wilson's Preserve streets. The amendment will also provide for a bid package for some streets that during the design process were determined to need "rehabilitation" instead of just resurfacing; create the bid package for applying a fog seal to the other 2018 SPAM resurfacing streets; and to add the Lindbergh reconstruction and storm drain extension project final design to the professional services contract. If approved by Council, the primary focus will be to complete the bid package for the resurfacing portion of the work as quickly as possible so it can be bid. Completion of the other elements of the contract will occur subsequent to that, with the Lindbergh portion being the last part to be completed.

#### **8. Tri-County Parkway Reconstruction Project**

- Project Status: Design
- Consultant: Half Associates
- Project Update: We have recorded the initial public outreach video/virtual meeting presentation. EDC is doing final edits on the video. Once the edits are complete, the video will be advertised through social media and published on both the City's

and EDC's websites. As part of the design process, underground utility information was gathered. Our consultant used new technology locating equipment to gather depth information on the utilities. The initial data collection indicates that there may be several telecommunication utilities that are too shallow to accommodate the planned pavement section. Our consultant is providing information to and meeting with the telecommunication companies involved to verify the location and depths of these utilities. Staff is hopeful that the apparent conflicts can be reduced.

#### **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 has completed the punch list items. Project closeout is ongoing.

#### **10. Woman Hollering Creek Wastewater Interceptor Main and Lift Station**

- Project Status: Design - Bid Preparation
- Consultant: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Early Summer 2021
- Estimated Cost of Construction: \$12 million
- Project Update: City Staff is working with consultant (CobbFendley) to finalize bid documents. The project is expected to be advertised for bid in April 2021.

#### **11. Pedestrian Routes and Bike Lanes Project**

- Project Status: Under Construction
- Construction Start: Spring 2021
- Construction Management: AG|CM
- Estimated Cost of Construction: \$1.3 million
- Project Update: Construction has begun. The contractor is working on the curb, gutter, and sidewalks on the south side of Live Oak and the pathway in the LCRA easement between Schertz Parkway and Wiederstein Rd concurrently. While our contractor was working on the clearing for the new pathway, LCRA had a contractor perform clearing operations in the easement area. The path alignment was selected to minimize the amount of vegetation that would be removed. Staff has confirmed that our contractor only removed the brush and low vegetation identified for removal in the project. LCRA did remove additional vegetation in their easement area. Staff is working with TXDOT to realign some portions of the path to provide more clearance from a new fence installed by a property owner.

#### **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. Staff met with LAN in early March to review drafts of the reports. Consultant is making identified corrections. Completion of the future conditions evaluation is underway and the Master Plan report is expected to be submitted in April or May. 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.

### **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 (route study, land acquisition coordination) was completed in March 2021.

- Project Status: Preliminary Design
- Consultant: Kimley-Horn & Associates
- Project Start Date: Spring 2021
- Project Completion Date: Winter 2022
- Project Cost (Phase 2 Design): Proposal being completed for review
- Project Update: Signed right of entry forms have been received from all property owner’s throughout the route. A proposal is being completed which includes: Phase 1 Environmental Site Assessments, Land Acquisition Coordination, Permitting, Geotechnical Investigation, Subsurface utility Engineering, Survey, and Design.

### **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: Consultant and City staff have visited most of the City sites proposed for visits. Consultant is working on compiling information and will be scheduling visits to facilities with the appropriate staff for the higher priority facilities to discuss operations.

### **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 has recently submitted their 90% design to city staff for review.

#### **16. Aviation Heights Water Main Construction Phases 5, 6, and 7 (Bid 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: Bid Phase
- Consultant: Ford Engineering
- Project Start Date: Summer 2021
- Expected Project Completion Date: Fall 2022
- Total Project Cost: \$1,814,105.20 (NTE \$2,000,000)
- Project Update: Bidding schedule is pending.

#### **17. Crest Oak Wastewater Upsize**

Overall project intent is to upsize the existing 10” sewer main which extends approximately 2,600 linear feet north of Crest Oak.

- Project Status: Scoping phase
- Consultant: Kimley-Horn & Associates
- Project Start Date: Summer 2021
- Expected Project Completion Date: Fall 2021
- Total Project Cost: Proposal being completed for review
- Project Update: Consultant and City staff have performed a site visit of the existing sewer to be upsized. Consultant is working on preparing a proposal for engineering and design. The City is evaluating a segment of sewer main between Circle Oak and Crest Oak to be CCMA responsibility for upgrades.

#### **18. Corbett Ground Storage Tank**

Overall project intent is the construction of a 3.0 Million Gallon ground storage tank for filling the Corbett Elevated Storage Tank, the East Live Oak Elevated Storage Tank, plus additional storage.

- Project Status: Scoping phase
- Consultant: Ford Engineering
- Project Start Date: Summer 2021
- Expected Project Completion Date: Summer 2022
- Total Project Cost: Proposal being completed for review
- Project Update: City staff and the Consultant met to discuss project specifics including pump station requirements, generator preferences, interconnection commitments, and the permitting process.

## **TxDOT Roadway Projects:**

- 1. FM 1103 Improvement Project:** Utility relocations are wrapping up. The current let date for a construction contract is 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 60% construction 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 JBSA-Randolph. That process is proceeding, however slowly. Because of delays with that acquisition and increased costs, the project may be split into segments. Staff has been meeting with TxDOT regarding plans to address the budget shortfall. With Bexar County's support (including funding and identification as a number one priority project) TxDOT will be submit the remaining funding need to AAMPO during this season's call for projects. It is not currently anticipated that the City of Schertz will be requested to contribute additional funding however, if that becomes a need, 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. The contract for that design will be included on the next Council Agenda for authorization.

- 3. I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No change from March 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):** No change from March 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](http://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 constructed 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:** Construction of this \$157 million project to expand IH 10 underway. Traffic controls have been placed and work has begun on the transition of the access roads from two-way to one-way. Grading for the widening of the main lanes has also begun. The construction timeline for the project is 53 months.

### **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 submitted the final scope document on April 6, 2021 and it is currently under review by City Staff. City Staff will be meeting on Friday, April 9, 2021 to review the document. Once the scope document has been approved by all parties and 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