

CITY COUNCIL MEMORANDUM

City Council Meeting: May 11, 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 finalized in April and routed for final signatures in early May. A preconstruction meeting is expected to take place in mid-May. 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. Staff is continuing to work with the contractor to resolve some punchlist/warranty work.

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: May 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. Phase 3 is scheduled to be completed in early May.

4. Animal Adoption Center HVAC Replacement Project

- Project Status: Pre-Construction Phase
- Estimated Construction Start: Summer 2021
- Estimated Cost of Construction: \$700,000
- Project Update: This project is to complete a full HVAC system replacement in the Animal Adoption Center to resolve the long standing issues with the original HVAC installed at the facility. Through an RFQ process, Team Mechanical was selected as the most qualified design-build firm to complete the project. Staff has been working with Team Mechanical to finalize the scope and fee for the project. The contract award is expected to be taken to Council at the May 11th Council meeting.

5. Fire Station #1 HVAC Replacement Project

- Project Status: Pre-Construction Phase
- Estimated Construction Start: May 2021
- Cost of Construction: \$38,214.00
- Project Update: This project is to complete a direct replacement of the existing HVAC equipment at Fire Station #1. The project will also add a new mini-split system to address long standing comfort issues in the Battalion Chief quarters. Beyer Mechanical was awarded the project in late April and Staff is working to finalize the contract for the project. It is expected that the project will begin in May and take approximately one month to complete.

6. City Hall Lighting Retrofit Project

- Project Status: Pre-Construction Phase
- Project start: May 2021
- Estimated Completion: July 2021
- Estimated Project Cost: \$9,100
- Project Update: This project is to replace all of the florescent light fixtures in Building 1 with new flat panel LED fixtures. The project is being completed by the City's Electrician and other internal Facilities Staff. Materials have been ordered and are expected to arrive in early May and the project will begin once materials arrive. This project is expected to take 2 months to complete.

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 and the Castle Hills Channel. C-3 has installed all of the hydroturf on the Osage Avenue Channel and only a small amount of concrete rip rap remains to be placed. The project will then be hydromulched in order to re-establish vegetation.

2. Doerr Lane Channel

- Project Status: Construction
- Start: April 2021
- Estimated Completion: June 2021
- Cost of Construction: \$36,000.00
- Project Update: C-3 Environmental began the project in late April by removing the existing vegetation and reshaping the channel. After the channel has been shaped, the hydroturf will be installed.

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

- Project Status: Contract Phase (Pending)
- Consultant: Ford Engineering
- Estimated Construction Start: Summer 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)
- Project Update: Bids were received on Tuesday, April 20. The bids received were higher than the construction estimate. The anticipated award date has been postponed one week to ensure full construction funding.

4. Fire Station #2 Channel Improvements

- Project Status: Construction Awarded
- Consultant: Ford Engineering
- Estimated Construction Start: May 2021
- Project Update: A preconstruction meeting with C3 Environmental Specialties will be held on May 11th with a Notice to Proceed anticipated on that date. Coordination with the fire station is ongoing.

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: Project is complete.

2. FM 1103 Sewer Extension Project

- Project Status: Construction Phase
- Construction Start: May 2021
- Construction Completion: Summer 2021
- Cost of Construction: \$74,235.00 (NTE: \$81,659.00)
- Project Update: City Council awarded the construction contract to M&C Fonseca Construction on April 6th. A pre-construction meeting was held on April 30th. Submittals are expected to begin being submitted in early May with construction beginning in mid-May.

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: No change from last 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 real change from last report. The Schertz Parkway Concrete Pavement Repair project has been awarded to San Antonio Constructors (SAC). The pre-construction meeting is scheduled and SAC has preliminarily indicated they will get started towards the end of this month. 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: No change from last report. 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 curb and gutter and base layer has been completed on the east side of the street. Traffic signal poles have been installed and the electrical services for the traffic signals are almost complete. Most of the traffic signal wiring has also been installed. The contractor is fine-tuning the base to get ready for paving the east side of the street. With the recent rainy weather, the contractor is struggling to get the paving scheduled. The project is expected to be complete by the end of 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 construction plans, including the traffic signal at Westchester and Elbel are going through the final QA/QC process. The project is almost “shovel ready.”

7. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Kimley-Horn is working on finishing up the “slurry seal” plans/bid package portion of the project. This is their first priority to get complete. The package includes the slurry seal for the Estates at Wilson’s Preserve. We anticipate this portion going out to bid at the end of this month. The rehabilitation and fog seal plans will be finished next. The fog seal plans will address the other chip sealed areas done last year. The Lindbergh Reconstruction Project design will be the last item completed in Kimley-Horn’s scope of work. A detailed schedule has not been developed for the Lindbergh portion yet because the focus is on getting the other elements finished first.

8. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: The initial public outreach video/virtual meeting presentation has been published. EDC is hosting the webpage containing the information and a sign up form. We have a link to this page on the City’s website. EDC is also doing a mailing and door to door contact effort to inform the businesses about the project and to direct them to the EDC page. Halff Associates are incorporating our plan comments into the 90% plans. As the design has progressed, we have identified several utility conflicts. Meeting have been held with the affected utility companies and project information has been provided. The utility companies are going through their internal design processes to develop plans to relocate their facilities out of the way of the project and create work schedules. As this information is provided to us, we will adjust the anticipated construction schedule for the project accordingly. The goal is to have the utilities relocated before construction begins on the project. Project construction will need to be delayed in order to allow this to happen. We just don’t know by how much it will be delayed yet. We still anticipate construction starting this summer.

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 last 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 within the month.

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: The recent rains have caused some construction delays in the project. The contractor has completed about 60% of the crushed granite placement for the new pathway. Excavation for the new curb and gutter and sidewalk on the south side of Live Oak has been completed to the apartments near FM 3009. Some of the new asphalt base for the curb and gutter has also been placed. With the weather cooperating, the contractor can finish the asphalt base placement and start pouring the curb and gutter and sidewalk. The concrete pours are expected to take four days to fully complete. During the pours, we will have to reduce traffic to one lane (westbound only) between 9:00 am to 5:00 pm. We will be doing advance notification for this traffic control set up before it happens. We will use changeable message boards and social media to help get the word out before traffic is restricted on Live Oak for the concrete pours.

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: No change from April 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 II

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: No change from last council update. 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: No change from last 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: City staff is completing review of the 90% design submitted by UEG.

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: No change from last council 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 and a meeting with CCMA is scheduled for May 5th.

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: No change from last council 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:** No change from April update. 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. A design contract has been awarded to Halff Associates for the relocation of water and sewer lines along the newly acquired ROW. That will be updated as a separate project on subsequent memos.

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

5. **IH-10 Graytown Road to Guadalupe County Line:** No change from April update. 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 the final project scope document and items associated with the configuration. 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 and City Staff will be met on Thursday, April 29, 2021 to discuss changes to the final scope 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