

CITY COUNCIL MEMORANDUM

City Council Meeting: June 8, 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: Construction Phase
- Construction Start: June 2021
- Estimated Completion: September 2021
- Cost of Construction: \$1,372,794
- Project Update: Construction began on June 1st with the contractor mobilizing to the site. The contractor will be working on the office renovation and site work during the month of June. 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. The punch list items have successfully been completed.

3. Emergency Services Restroom Remodel Project

- Project Status: Phase 1, 2, and 3 are complete.
- Construction Start: August 2020
- Estimated Completion: May 2021
- Cost of Construction (All Phases): \$224,075
- Project Update: All phases of the restroom renovations have been completed. Staff is working with the contractor to resolve punch list items.

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: Council approved the design build contract with Team Mechanical on May 11th. The contract has been fully executed and Team Mechanical has begun design on the project.

5. Fire Station #1 HVAC Replacement Project

- Project Status: Pre-Construction Phase
- Estimated Construction Start: Summer 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. Staff is working to analyze an alternative system to address the comfort issues in the facility. It is expected that the project will begin in the month of June and take approximately one month to complete.

6. City Hall Lighting Retrofit Project

- Project Status: Construction Phase
- Project start: May 2021
- Estimated Completion: July 2021
- Estimated Project Cost: \$9,100
- Project Update: The project began in early May as planned and is approximately 20% complete. The City's Electrician is performing all of the project scope in house.

Drainage Projects:

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

- Project Status: Under Construction
- Start: November 2020
- Estimated Completion: Summer 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. The concrete rip rap is complete. C-3 is working on fine grading and re-establishing 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 has reshaped the channel. The raining weather in late May slowed progress on the project. After the channel has been shaped, the hydroturf will be installed.

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

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Estimated Construction Start: Summer 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)

- Project Update: This contract was awarded to Myers Concrete Construction on May 11th. A pre-construction meeting and Notice to Proceed is scheduled the week of June 21st

4. Fire Station #2 Channel Improvements

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Estimated Construction Start: May 2021
- Project Update: C3 Environmental Specialties mobilized to the fire station on May 24th. The driveway entrance to FM 2252 is anticipated to be closed for four weeks to expedite removal and replacement of the driveway. Substantial completion is expected on July 23rd.

Water and Wastewater Projects:

1. 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: M&C Fonseca Construction mobilized to the site in mid-May, but due to the rainy weather did not start construction until the week of May 31st.

2. 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: The Schertz Parkway Concrete Pavement Repair project has been awarded to San Antonio Constructors (SAC) and the pre-construction meeting has been held. SAC plans to start the repairs on June 7th. Warranty repairs to the pavement section between Maske and Woodland Oaks are also planned for the same time. The repairs are expected to take at least three weeks to fully complete. 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: Waiting on favorable weather conditions so the contractor can perform warranty repairs on the chip sealed areas. Staff and our consultant are working on the bid packages for the additional surfacing on top of the chip seal (fog seal and slurry seal in the Estates at Wilson's Preserve). Bidding is expected to start this month.

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 project is almost substantially complete. Coordination with TXDOT is required in order to get the traffic signal at I-35 operational and for completing the re-striping of the I-35 overpass bridge. The traffic signals are expected to go into flash operation this week and the bridge re-striping completed next week. The bridge restriping will occur during the night, while the bridge is fully closed. Message boards will be placed in the project area a minimum of five days before the closure, informing residents of the upcoming closure. After the striping is complete, the traffic signals are expected to be put into full operation.

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: Bidding for the project starts this month. The bid opening is Scheduled for July 8th. After the contract has been awarded, we will have a more defined project schedule.

7. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Kimley-Horn is finalizing the bid package for the resurfacing areas, including the slurry seal for the Estates at Wilson's Preserve. They are also finalizing the bid package for the fog seal application over the remainder of last year's chip seal areas. Bidding for both efforts is expected to begin this month. Geotechnical field work on the few streets that require rehabilitation has been completed. The Geotechnical Engineer testing the samples and working on the report. Once the report has been completed, Kimley-Horn can complete the design for these streets.

8. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: EDC's public outreach mailing (the final part of the initial outreach effort) went out last week. Halff Associates have submitted the 90% plans to Staff for review. The originally planned traffic signal at the FM 3009 intersection will not be part of this construction effort. TXDOT cannot allow a signal to be installed unless it can be shown that the intersection meets traffic signal warrants (which has not yet been demonstrated). As a result, other planned construction work, including the installation of electrical conduits to facilitate future signalization of the intersection will be completed. The intersection will be monitored after the project is completed and traffic adjusts to the new configuration. Once the intersection does meet signal warrants, the City will work with TXDOT to get the intersection signalized. TXDOT verbally indicated a willingness to participate in this future signalization. Another change TXDOT wanted to see before the intersection is signalized is the removal of the drive approach for the veterinary clinic that is in the middle of the corner radius. Removal of this approach is needed to improve traffic safety at the intersection. In order to eliminate the approach, some veterinary clinic site changes would be needed. Staff has met with the clinic owner and explained the changes. The owner is agreeable to the changes. Halff Associates has done on-site surveying and is designing the site improvements. The improvements will be part of the project effort. Halff is willing to "trade" the signal design costs in their contract for the additional work needed to design and incorporate these site changes into the project. Therefore there will not be a contract amendment for this change.

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: The project is scheduled to be advertised for bid June 9 and proposals for construction are to be due July 13, 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: The recent rains have caused some construction delays in the project. The contractor has completed about 75% of the crushed granite placement for the new pathway. Some of the new curb and gutter and sidewalk has been completed on the south side of Live Oak. The recent rains have caused some delays in some areas of the project, specifically work on the pedestrian pathway. We have closed on the ROW parcels at the FM 3009 intersection. The contractor can now begin work on the turn lane widening.

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 significant change from May 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 June or July. 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: Design Phase
- Consultant: Kimley-Horn & Associates
- Project Start Date: Summer 2021
- Project Completion Date: Winter 2022
- Project Cost (Phase 2 Design): \$1,508,875.50
- Project Update: A Task Order for design services was approved at the May 25th Council Meeting. After a Notice to Proceed is provided to Kimley-Horn, they will

initiate field work for environmental investigations near the Chevron Pipeline crossing, topographic surveying, and geotechnical borings.

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 has submitted a partial draft copy from the compiled information and will be scheduling visits to facilities with the appropriate staff for the higher priority facilities to discuss operations. Draft Inventory is under review by staff.

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)
- Design Project Start Date: August 2020
- Expected Design Project Completion Date: Summer 2021
- Total Project Cost: \$129,795 (NTE \$143,000)
- Project Update: No change since May 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: Advertisement of the construction of Phases 5, 6, and 7 will begin Wednesday, June 9th. Request for Proposals are due Wednesday, July 7th.

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 (\$16,555.00 for the capacity analysis)
- Project Update: The City is in the process of reviewing funding constraints and a proposal from Kimley-Horn to complete a capacity analysis to identify current and future contributing flows, which will be used to size the future upgrade of the existing sewer main.

18. FM 1518 Utility Relocations

Overall project intent is to relocate the water and sewer utilities to avoid conflicts as part of the TXDOT FM 1518 Project. The current contract is for the design services of the project.

- Project Status: Design Phase
- Consultant: Halff Associates
- Design Project Start Date: June 2021
- Expected Design Project Completion Date: September 2022
- Total Project Cost: \$548,370 (NTE \$600,000)
- Project Update: Halff has provided a review set to the City to confirm conflict and new alignments of utility lines. Staff has reviewed this set and is coordinating with Halff to have a preliminary set of plans ready to submit to TXDOT for review by Mid-June.

19. 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: Design Phase
- Consultant: Ford Engineering
- Project Start Date: Summer 2021
- Expected Project Completion Date: Summer 2022
- Total Project Cost: \$466,265.00
- Project Update: A Task Order for design services was approved at the May 25th council meeting. The study and report phase (including geotechnical investigation and topographic survey) will be completed in September 2021.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** No change from May 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 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.

3. **I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No significant change from May 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 September 2021.
4. **I-35 NEX (I-410 South to FM 1103):** No change from May 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. 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 May 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. Ramp and lane closures take place as necessary. The construction timeline for the project is 53 months.

Planning and Community Development Projects:

1. **CityView Permitting and Development Software**

The CityView software is currently being configured by the CityView implementation team. City Staff has continued to hold bi-weekly meetings with CityView to monitor the progress

of configuration and continue discussion related to the software. A proposed timeline is being drafted by CityView to present to the City. 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.

- Total Project Cost: \$523,766.00
- Project Start Date: June 2018
- Project Completion Date: TBD – Fall/Winter 2021