

CITY COUNCIL MEMORANDUM

City Council Meeting: July 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: 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, site work, and digging the service pits during the month of June. Weekly project meetings continue with City Staff and the contractor. Construction project is on schedule.

2. Emergency Services Restroom Remodel Project

- Project Status: Closeout Phase
- 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. Project has been completed and one punch item is left to repair some tile.

3. Animal Adoption Center HVAC Replacement Project

- Project Status: Pre-Construction Phase
- Estimated Construction Start: Summer 2021
- Estimated Cost of Construction: \$700,000
- Project Update: City Staff has reviewed and provided comments to Team Mechanical on the 50% plans. Team Mechanical has submitted final plans for

review and comments are expected to be provided by City Staff the first week of July. Permitting is expected to follow the finalization of the plans.

4. Fire Station #1 HVAC Replacement Project

- Project Status: Construction Phase
- Construction Start: July 2021
- Estimated Completion: Summer 2021
- Cost of Construction: \$38,214.00
- Project Update: Beyer Mechanical began the project the first week of July. It is expected that the project will take approximately one month to complete.

5. City Hall Lighting Retrofit Project

- Project Status: Complete
- Project start: May 2021
- Estimated Completion: July 2021
- Estimated Project Cost: \$9,100
- Project Update: The City's Electrician continued working on the project throughout the month of June. The project was completed on July 7th, which was ahead of the proposed schedule.

Drainage Projects:

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

- Project Status: Construction Phase
- 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 completed the fine grading and has re-established vegetation on the Osage Avenue Channel. The project is complete pending the removal of temporary irrigation.

2. Doerr Lane Channel

- Project Status: Closeout Phase
- Start: April 2021
- Estimated Completion: June 2021
- Cost of Construction: \$36,000.00
- Project Update: C-3 Environmental has completed the installation of the hydroturf and has re-established vegetation as required. Project is complete pending a final walkthrough.

3. Savannah Square Detention Basin, Sycamore Creek at Westchester Drive, and Dietz Creek at Arroyo Verde (2020 Silt Removal Projects)

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Estimated Construction Start: July 26, 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)

- Project Update: This contract was awarded to Myers Concrete Construction. Construction is anticipated to begin on July 26th. The first project site will be Dietz Creek at Arroyo Verde, so that surveyors for the Dedicated Transmission Main project can survey Dietz Creek with work completed.

4. Fire Station #2 Channel Improvements

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Estimated Construction Start: May 24, 2021
- Project Update: No change from last updated. C3 Environmental Specialties has continued to close the driveway entrance to FM 2252 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 installed all of the sewer during the month of June. The work has to go through final inspections as well as a final walkthrough to generate a punch list. The project is expected to be fully completed in August.

2. E. Live Oak Pump Additions Project

- Project Status: Complete
- Construction Start: April 2020
- Construction Completion: Spring 2021
- Cost of Construction: \$1,560,000
- Project Update: The contractor completed all punchlist items and resolved the outstanding pump issues. The project was accepted in early July and the pumps have been operating on the system as designed.

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 completed. Warranty repairs to the pavement section between Maske and Woodland Oaks on the west side of the street have been completed. The contractor will be making some repairs to a couple of panels on the east side of the street this

month. The concrete pavement grinding is tentatively scheduled for late this month/early August.



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. 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: Project is substantially complete. A second project walk-through will be scheduled for next week to identify any additional or remaining punch list items.

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: Bids were opened on July 8th. Staff is reviewing the bids and will be making an award recommendation to Council this month.

7. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: The bid package is undergoing final review. The bidding process will start this month and Staff expects to make an award recommendation to Council in late August. This contract includes the slurry seal application to The Estates at Wilson's Preserve. The contract documents require the slurry seal to be applied in The Estates at Wilson's Preserve first.

8. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Project plans are undergoing the final review. Staff is coordinating with the veterinary clinic at the FM 3009/Tri-County Parkway intersection to help finalize the construction plans. Engineering Staff is coordinating with EDC to meet with business owners who have requested a meeting to discuss the project and planned traffic control. Halff Associates continue to coordinate with the utility companies to address all known utility conflicts in the project area. The utility companies are working on plans and construction schedules to relocate their facilities. Once Halff has all the construction schedules from the utility companies, a bidding schedule will be developed for the project.

9. Corbett Elevated Water Storage Tank

- Project Status: Complete
- Construction Start: March 2019
- Construction Completion: Fall 2020

- Cost of Construction: \$4,682,000.00
- Project Update: The contractor has completed all outstanding items and has submitted all required closeout documents. The project was accepted in early July. The tank continues to operate on the system as designed.

10. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

- Project Status: Design – Currently Bidding
- Consultant: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Early Summer 2021
- Estimated Cost of Construction: \$12 million
- Project Update: The project was advertised for bid June 9 and proposals for construction are to be due July 20, 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: We are still waiting on TXDOT approval of the pathway re-alignment to complete the decomposed granite trail. Information was submitted to TXDOT regarding the re-alignment and we received comments back. A resubmittal was made to TXDOT and we just received additional comments back. Our consultant is working on addressing those comments. The contractor is working on the last segment of the work on the south side of Live Oak. Some of the drive approaches have been replaced and some of the prep work for the new curb and gutter has been completed. With favorable weather, the contractor hopes to have the south side work completed by the end of this month. He will then begin work on the north side of the street. He anticipates completion of the north side work in two months after he starts.

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 June 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
- Design Project Start Date: June 1, 2021
- Project Completion Date: Winter 2022
- Project Cost (Phase 2 Design): \$1,508,875.50
- Project Update: A Notice to Proceed was provided to Kimley-Horn, and the project team has initiate field work for environmental investigations near the Chevron Pipeline crossing, topographic surveying, and geotechnical borings. The 60% Design package is anticipated to be received on December 1, 2021. The project team continues to coordinate with properties with approved right-of-entries for field work.

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 report. 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 June 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: Fall 2021
- Expected Project Completion Date: Fall 2022
- Total Project Cost: \$1,814,105.20 (NTE \$2,000,000)
- Project Update: Request for Proposals were due Wednesday, July 7th. Five bidders provided responses. Responses are currently under review.

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
- Design Project Start Date: July 7, 2021
- Expected Project Completion Date: September 7, 2021
- Total Project Cost: \$16,555.00 for the capacity analysis
- Project Update: A Notice to Proceed was provided to Kimley-Horn on July 7th to complete a capacity analysis. This analysis will 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 as soon as possible.

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
- Design Project Start Date: June 7, 2021
- Expected Project Completion Date: Mary 2022
- Total Project Cost: \$466,265.00
- Project Update: The study and report phase (including geotechnical investigation and topographic survey) will be completed in August 2021. The project team met on July 1st to discuss the proposed site plan, pump selection, and stormwater management requirements.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** No change from June update. Utility relocations are wrapping up. The current let date for a construction contract is July 2021.
2. **FM 1518 Improvement Project:** No change from June update. 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 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 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.

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 late fall 2021.
4. **I-35 NEX (I-410 South to FM 1103):** No change from June 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 June 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**

No change from June update. 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