

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** August 10, 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 continued throughout July with the installation of the concrete service pits, wall framing, shop insulation and drywall. Work in August will consist of finishing the shop insulation, beginning HVAC install, and taping and floating the drywall. Weekly project meetings continue with City Staff and the contractor. The project is on schedule.

#### **2. Emergency Services Restroom Remodel Project**

- Project Status: Complete
- Construction Start: August 2020
- Estimated Completion: May 2021
- Cost of Construction (All Phases): \$224,075
- Project Update: Project has been completed and punch items have been completed.

#### **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: Team Mechanical has submitted the final plans for permitting and a Building Permit is expected to be issued in early August. Construction is expected to begin in early September.

#### **4. Fire Station #1 HVAC Replacement Project**

- Project Status: Closeout Phase
- Construction Start: July 2021
- Estimated Completion: Summer 2021
- Cost of Construction: \$38,214.00
- Project Update: Beyer Mechanical completed all of the work the final week of July. City Staff will be completing a final walkthrough in early August to closeout the project.

### **Drainage Projects:**

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

- Project Status: Closeout 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 all three projects. City Staff completed a project walkthrough at the end of July to identify punch items. C-3 will be completing the punch list items in early August and the project will be closed out.

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

- Project Status: Complete
- 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 completed all punch list items.

#### **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
- Construction Start: July 26, 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)
- Project Update: Myers Concrete Construction began construction on July 26th at the Dietz Creek at Arroyo Verde. The estimated construction completion date is April 22, 2022.

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

- Project Status: Construction Phase
- Consultant: Ford Engineering
- Construction Start: May 24, 2021
- Construction Completion: Week of August 2, 2021
- Project Update: C3 Environmental Specialties has continued construction efforts. An administrative Change Order was issued to extend the contract time by 12 days due to rain delays. Substantial completion is expected during the week of August 2, 2021 with a walk-through scheduled for August 13, 2021.

## **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 is completing the final restoration on the project including concrete and asphalt repairs as well as re-establishing vegetation in early August. The project is expected to be fully completed in August.

## **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 remaining concrete repairs on the east side of Schertz Parkway will be done in the next couple of weeks. The concrete pavement grinding is tentatively scheduled for August 23, 2021. After the grinding is completed, the street will be re-stripped from Live Oak to Woodland Oaks.

### **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 will start on August 11, 2021, with a bid opening of September 2, 2021.

### **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. Staff is working with a landscaping company to develop plans for finishing the medians in the roadway. As soon as plans are developed, staff will proceed with bidding/getting quotes for the work as soon as possible. The general concept for the plans are to duplicate the rock landscaping around the Schertz sign at I-35 and Schertz Parkway with some low maintenance plants.

#### **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 form last report. 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: Construction contract was awarded to R.L. Jones on June 27, 2021. Staff is coordinating with the contractor to get the insurance and bonds in place so the contract can be executed. Once the contract is executed, Staff will schedule a pre-construction meeting with R.L. Jones.

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

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Bidding on the project will begin on August 11, 2021, with a bid opening on September 8, 2021.

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

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Bidding on the project will begin August 11, 2021, with a bid opening on September 9, 2021.

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

- Project Status: Construction Bid Evaluation
- Consultant: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Late Summer/Early Fall 2021
- Estimated Cost of Construction: \$12 million
- Project Update: The project was for bid and six contractors submitted proposals. An evaluation team is in the process of reviewing, evaluating, and scoring the proposals and a recommendation to Council for contract award is expected by September. Additional

contracts will be presented for authorization for owners' representative and construction testing services associated with this project.

#### **10. 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 were unable to secure TXDOT approval of realignment of the pedestrian path without undertaking a lengthy and somewhat costly environmental review and approval process. As a result, the contractor will complete the middle section of the pathway on the originally approved alignment. With favorable weather, construction of the remaining portion of the pathway will begin in the next few days. The rain last week did delay some of the planned concrete pours on the north side of Live Oak. With favorable weather, the contractor hopes to have the Live Oak work completed within the next couple of months.

#### **11. 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: Staff continues to work with LAN to have models and future land use and development projections finalized. Completion of the future conditions evaluation is underway and the Master Plan report is expected to be submitted in September. 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.

#### **12.16 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: No change from last 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.

### **13. 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.

### **14. 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: UEG is beginning the property/easement acquisition for the site and sewer mains.

### **15. 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 7<sup>th</sup>. Five bidders provided responses. After review of all responses, staff recommends awarding the construction contract to M&C Fonseca, which is on the agenda for the August 10<sup>th</sup> council meeting.

## **16. 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: No change from last 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. City staff has worked with the consultant to identify future growth consistent with the current comprehensive land plan.

## **17. 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 the 90% design for review to the City and TXDOT. Waiting on TXDOT comments for this phase of design. A segment of the water line is proposed to be realigned along Aztec Lane and cross the creek near the CCMA lift station. This is due to limited available ROW along FM 78.

## **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: Design Phase
- Consultant: Ford Engineering
- Design Project Start Date: June 7, 2021
- Expected Project Completion Date: May 2022
- Total Project Cost: \$466,265.00
- Project Update: No change from last update. The study and report phase (including geotechnical investigation and topographic survey) will be completed in August 2021.

## **TxDOT Roadway Projects:**

- 1. FM 1103 Improvement Project:** TxDOT is finalizing a construction contract for the FM 1103 Improvement project. Construction is expected to begin in September 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 and is working toward 90% completion.

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, construction of the project has been split into segments. It is anticipated that TxDOT will receive funding through AAMPO to address the budget shortfall.

At least a portion of the project is still currently scheduled for letting in September 2022; construction may begin as early as January 2023. This “first phase” will include the entire length of FM 1518 from FM 78 to IH 10, without the length between Aztec and Schaefer Road. That second phase will be completed with forthcoming funding.

- 3. I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No change from July 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 late fall 2021.
- 4. I-35 NEX (I-410 South to FM 1103):** The I-35 Northeast Expansion project has been divided into three segments. The Central Segment from 410 N to FM 3009 is fully funded and a contract has been awarded for construction through a design-build scenario. Construction is expected to begin in Spring 2022.
- 5. IH-10 Graytown Road to Guadalupe County Line:** No change from July 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 is scheduled to participate in validation/testing of the software, the training for which will take place the week of August 9, 2021. Once validation is complete, the project moves to end user staff training and then goes live.

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