

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** September 28, 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 has progressed on schedule throughout the project and substantial completion is still expected to be achieved on September 30<sup>th</sup>. Fleet is scheduled to begin moving into the facility at the start of October. Weekly project meetings continue with City Staff and the contractor to discuss progress and any project issues.

#### **2. Animal Adoption Center HVAC Replacement Project**

- Project Status: Pre-Construction Phase
- Estimated Construction Start: October 2021
- Estimated Cost of Construction: \$700,000
- Project Update: Team Mechanical was issued the building permit on August 12<sup>th</sup>. Construction is expected to begin in early October and be completed in Late 2021.

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

- Project Status: Complete
- Construction Start: July 2021
- Estimated Completion: Summer 2021
- Cost of Construction: \$38,214.00
- Project Update: Beyer Mechanical completed all of the work and it has been accepted by City Staff.

## **Drainage Projects:**

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

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

### **2. 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 continues to progress through the silt removal at all three sites. Savannah Square Detention Basin has been prepped for sodding. Dietz Creek silt removal is complete and the channel has passed compaction tests. The next step is placing erosion control along the channel bottom and side slopes. Work is ongoing at Sycamore Creek. The estimated construction completion date is April 22, 2022.

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

- Project Status: Project Closeout
- Consultant: Ford Engineering
- Construction Start: May 24, 2021
- Construction Completion: Week of August 2, 2021
- Project Update: C3 Environmental Specialties has continued revegetate the work area. However, all project tasks have been complete as of September 13, 2021.

## **Water and Wastewater Projects:**

### **1. FM 1103 Sewer Extension Project**

- Project Status: Project Closeout
- Construction Start: May 2021
- Construction Completion: Summer 2021
- Cost of Construction: \$74,235.00 (NTE: \$81,659.00)
- Project Update: M&C Fonseca Construction has completed all of the project scope of work. The only outstanding item on the project is re-establishing vegetation which is ongoing. The project will be closed out once vegetation is re-established.

## **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 concrete pavement grinding is partially complete and is expected to be completed this week. The ground surface will look a little mottled at first. As traffic drives on the surface, the surface will begin to look more uniform.

### **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. No bids were received for the fog seal bid package. Based on feedback from fog seal suppliers and contractors, the lack of bids was likely due to the contractors being very busy and not able to take on more work at that time. One contractor indicated he is now able to take on more work. The fog seal work is being re-bid.

### **4. Cibolo Valley Drive Expansion Project**

- Project Status: Construction Closeout
- 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 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 from last report. The project is fully complete.

## **6. Elbel Road Storm Drain and Paving**

- Project Status: Design
- Consultant: Ford Engineering
- Project Start Date: October 4, 2021
- Project Completion Date: Spring 2022
- Total Project Cost: \$1,964,000
- Project Update: R.L. Jones will begin work on the project on Monday, October 4<sup>th</sup>. Traffic control for the project will be set up on Saturday, October 2<sup>nd</sup> to allow R.L. Jones to move some equipment and supplies into the project area. The initial traffic control set up will restrict Elbel to one lane in each direction in front of the Post Office. Access to the Post Office will be provided during construction. The first week of work will be confirming the locations of existing utilities and beginning the installation of the new storm drain system. The week of October 11<sup>th</sup>, the contractor expects to start extending the construction area westward towards Schertz Parkway as the new storm drain piping is installed. The contractor is in contact with the School and will continue to coordinate his activities with their schedule to ensure their drive approaches are accessible when they need to be. Weekly traffic control and project updates will be provided on the City's website.

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

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Two bids were received for the project. Staff recommends award of the contract to Intermountain Slurry Seal, Inc. At the September 28<sup>th</sup> Council Meeting. The street "prep work" on the project is expected to begin in November and will take a few months to complete. The slurry seal application will likely occur in April/May of 2022.

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

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Bids were opened on September 21<sup>st</sup>. Six bids were received ranging from about \$4.5 million to about \$5.9 million. Halff Associates and Staff are reviewing the bids and expect to make an award recommendation to Council in October.

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

- Project Status: Construction Contract Pending Council Approval
- Consultant: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Fall 2021
- Estimated Cost of Construction: \$12 million
- Project Update: A contract for construction with Thalle Construction Co., Inc., is being considered by City Council on September 28, 2021. Additional service agreements are also pending Council approval for owner's 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: The construction work on Live Oak is nearing completion. The contractor expects to have the major work items completed by the end of this week. The contractor will have some clean up, backfill, sodding, and some other work to complete in October. This remaining work is expected to have minimal impacts to traffic on Live Oak in October.

## **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 2022
- 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 Land Use Technical Memo 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. Field work for environmental investigations near the Chevron Pipeline crossing, topographic surveying, and geotechnical borings is ongoing. Full survey is expected the week of October 7, 2021 which will be utilized to set final alignment and compare impacts to trees. 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: Winter 2021
- Total Project Cost: \$35,000
- Project Update: Consultant and City staff have visited City sites for information collection. Consultant has submitted a final draft from the compiled information and Inventory Assessment 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 working on 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: Construction Phase
- Consultant: Ford Engineering
- Project Start Date: October 11, 2021
- Expected Project Completion Date: January 24, 2023
- Total Project Cost: \$1,785,484.25
- Project Update: MC Fonseca met with the Engineer and City Staff for a pre-construction meeting on September 20, 2021. MC Fonseca will notify residents within the project area that work is anticipated to begin on October 11, 2021.

#### **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
- Project Completion Date: September 7, 2021
- Total Project Cost: \$16,555.00 for the capacity analysis
- Project Update: A technical memo was provided by Kimley-Horn to identify current and future contributing flows. Based on the information provided in the technical

memo, pipe bursting can likely be utilized to upgrade the existing 10” sanitary sewer main to a 15” sanitary sewer main.

### **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: TXDOT has provided comments to the 90% plan set and Halff is addressing those comments to complete the 95% design. A separate contract for design work has been approved for water line realigned along Aztec Lane which will 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: The study and report phase (including geotechnical investigation and topographic survey) was completed in August 2021 and the Project Team met with City staff to outline design requirements of the ground storage tank. Design work is ongoing for the ground storage tank and pump station

### **TxDOT Roadway Projects:**

- 1. FM 1103 Improvement Project:** TxDOT is working with the construction contractor for the FM 1103 Improvement project. Construction is expected to begin in September 2021. Further information will be provided with next month’s update.
- 2. FM 1518 Improvement Project:** TxDOT is in the Plans, Specs, and Estimates (PS&E) stage of the project. At this time, the design consultant for TxDOT has prepared 90% construction plans and is working toward 95% completion. The project is scheduled to be let for construction in September 2022.

3. **I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No change from August update. Contractor continues work and 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):** A design-build contract for the central segment of the I-35 Northeast Expansion project has been awarded to Alamo NEX Construction. The central section runs from 410 N to FM 3009 is fully funded. A groundbreaking ceremony is scheduled for October 14, 2021. Significant construction is expected to begin in Spring 2022.
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 and utility relocations are underway. (No City of Schertz utilities need to be relocated for this project.) Ramp and lane closures take place as necessary and occasionally include full closure of the main lanes for work such as bridge demolitions. 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 participated in validation/testing of the software in August and are currently working on that validation effort. Validation involves testing the software from both sides – what customers will see and what City Staff will see once the system is complete and operational. 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