

CITY COUNCIL MEMORANDUM

City Council Meeting: November 9, 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: Punch List Phase
- Construction Start: June 2021
- Estimated Completion: September 2021
- Cost of Construction: \$1,372,794
- Project Update: Construction has been completed and contractor is working to complete the final punch list items. City Staff has begun moving in equipment and tools from the old fleet shop. Most of the new equipment ordered as part of the project will arrive in early November. It is expected that Fleet Division operations will be fully moved into 27 Commercial Place in November.





2. Animal Adoption Center HVAC Replacement Project

○ Project Status: Construction Phase

○ Construction Start: October 2021

○ Estimated Completion: December 2021

○ Cost of Construction: \$700,000

○ Project Update: Team Mechanical began work in the Animal Adoption Center on October 4th. All of the old HVAC equipment and duct work has been removed. The installation of new duct work is mostly complete. The new HVAC units will be installed in November. The project is expected to be completed in December.

3. Civic Center HVAC Replacement Project

- Project Status: Design Phase
- Consultant: M&S Engineering
- Projected Completion: Spring 2022
- Design Cost: \$93,500.00 (NTE)
- Project Update: City Council approved the M&S Engineering design contract award on October 26th. The task order contract is expected to be signed the first week of November and the design work will begin immediately. The goal is to complete the project prior to the cooling season beginning in 2022.

4. Borgfeld Facility Renovation Project

- Project Status: Scope Development Phase
- Projected Completion: Spring 2022
- Project Update: Project will consist of renovating approximately 1600 SF of office space. This will be primarily done in house by the Facilities Team.

5. Civic Center Flooring Project

- Project Status: Scheduling Labor and Materials
- Project Completion: December 2021
- Estimated Cost: \$50,000
- Project Update: PO for flooring material has been issued. Atlas Flooring is ordering material and scheduling labor to ensure that the project is complete by end of December. High strength stainless steel floor outlet boxes are being fabricated to be installed after flooring goes down.

6. Animal Adoption Center Fence Project

- Project Status: Awaiting Materials
- Project Completion: Spring 2022
- Estimated Cost: \$40,000
- Project Update: YCO Gate company is facing a significant lead time for the chain link fencing. Estimated 16-week lead time for materials. Contractor plans to complete project within one-week upon receipt of materials.

Drainage Projects:

1. 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. Intermittent rain events have stalled much of the earlier progress on each site. Savannah Square Detention Basin was sodded but due to heavy rains it rolled up about a quarter of their sod. They have since cleaned this up

and should be resodded this week depending on weather. Dietz Creek silt removal was complete but due to heavy rains, seed and sod was unable to be placed until the site dries out. Work is ongoing at Sycamore Creek. The estimated construction completion date is April 22, 2022. However, the Contractor plans to complete the remaining work by the end of December 2021.

2. 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.
- The main project is complete, but the city requested additional rip rap to be placed to tie into the drainage structure within TxDOT right-of-way. This additional work is complete. All that is left is form removal, backfill and the planting of sod.

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 Schertz Parkway work is essentially fully complete. The striping company missed one crosswalk and stop bar on the south side of the Live Oak intersection. Those will be completed in the very near future. The damaged curb at the southwest corner of Woodland Oaks will be replaced this week. A vehicle caused some surface damage to the pavement at the Mesa Verde intersection. Stoff is working to get the damage repaired.

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: The fog seal contract was re-bid. Two bids were received and opened on November 3rd. Staff is reviewing the bids and expects to make an award recommendation to Council at the December 7th meeting. The low bid is higher than the Engineer's Estimate. There is some value engineering that could be done to get the bid price closer to the estimate.

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 complete. No change from last report.

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 has made good progress on the project. The new storm drain piping on the north side of the street is 90% complete. During construction, two conflicts with utilities lines were discovered. Both lines have been relocated to allow for the storm drain installation. Over the next couple of weeks, the contractor expects to finish the piping and install the new inlets. Once the inlets are installed, the trach will be paved. After the trench restoration is completed, traffic control will be changed and the contractor will start installing the storm drain piping on the south side of the street. The south side work will not take as long to complete. It is a much shorter length and there are fewer utilities to work around.

7. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Intermountain Slurry Seal plans to start working on the project on November 15th. They will be working on the prep work in the various subdivisions. It will take a few months to complete the prep work. The slurry seal application is expected to happen in the Spring, once we have favorable weather.

8. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: EDC authorized additional funding for construction of the project during their October 28th meeting. The first budget amendment is scheduled for Council approval at the November 9th meeting. The second reading of the budget amendment and the contract award will be on the December 7th Council Agenda.

9. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

- Project Status: Construction Contract Notice to Proceed Pending
- 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., was approved by City Council on September 28, 2021. Additional service agreements for owner's representative and construction testing services associated with this project have also been approved. A project kickoff meeting with all parties involved is scheduled to be held November 18, 2021.

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 contractor has been working on finishing the pedestrian trail and remaining construction elements on Live Oak. Some of the remaining work on Live Oak are the installation of some "sidewalk bridges." These were ordered at the start of the project but the manufacturer has not finished fabricating them yet. We have seen similar production delays on some other projects. The new striping on Woodland Oaks and Savannah has begun. The contractor expects to have the project completed by the end of this month. The recent rains have caused some damage to the pathway. The contractor is also repairing the damage and will be making some grading modifications to try to reduce the potential for future damage to the pathway.

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: A draft of the Land Use Technical Memo is currently in review by Staff. LAN continues to work on completion of utility models. Once land use assumptions are approved, future conditions will be input to the models for development of the Capital Improvement Plan for the Impact Fee update.

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: The City is engaged with Chevron Pipeline for the abandoned pipeline that is anticipated for removal within the planned water easement. A coordination meeting was held on October 7th with City staff and Kimley-Horn to discuss route changes based on topographic survey and impacts to trees. The Project Team met with the City of Cibolo on October 14th to discuss the route within the City of Cibolo boundary limits. The City of Schertz will participate in a presentation to the City of Cibolo Council during the first quarter of 2022. Hydraulic modeling of the City’s water system indicates that dedicated transmission main size performs better as an 18” or 24” main. The 60% design package will compare costs of an 18” PVC main and a 24” ductile iron main. The 60% Design package is anticipated to be received on December 1, 2021. The revised route of the Dedicated Transmission Main is provided on the CIP Map.

SCHERTZ Capital Improvement Projects

Street and Sidewalk Projects | Water and Wastewater Projects | Drainage Projects | Completed Projects

16-Inch Dedicated Line

The City is working with Kimley-Horn Engineering to plan the installation of a 16-inch dedicated transmission main to connect the Live Oak Tank to the IH-35 Tank at Holly Lane. Alignment 1 (red line on the map) has been selected as the preferred route and is the basis for current plans.

Update: Field work for environmental investigations near the Chevron Pipeline crossing, topographic and tree surveying, and geotechnical borings are ongoing during this preliminary design phase.

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: No change from last 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 (Construction 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 18, 2021
- Expected Project Completion Date: January 24, 2023
- Total Project Cost: \$1,785,484.25
- Project Update: The start date for MC Fonseca was postponed to October 18th to account for storage of materials within the City's Pecan Drive lot (utilized for the City-wide clean-up days). Work continues to place the 8" water main along Aero Avenue including temporary backfill and cold-mix asphalt. The Contractor is working keep the construction zone clean of debris and with sufficient water to control dust.

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: None
- Project Start Date: To Be Determined
- Project Completion Date: To Be Determined
- Total Project Cost: Approximately \$700,000
- 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. Public Works is obtaining cost information to budget pipe bursting of this sanitary sewer line.

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. Halff and city staff are also discussing alignments along Aztec Lane which will cross the creek near the CCMA lift station.

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 report. 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 very soon. Further information will be provided with next month's update.
- 2. FM 1518 Improvement Project:** No change from last project update. 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 last 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. The previously scheduled groundbreaking ceremony was cancelled. Significant construction is expected to begin in Spring 2022.
- 5. IH-10 Graytown Road to Guadalupe County Line:** No change since last 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 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 continues the process of validating and testing the software. 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