

CITY COUNCIL MEMORANDUM

City Council Meeting: December 7, 2021
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large 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: The contractor has completed most of the final punch items and has completed the installation of the new equipment. City Staff has completed moving all of the equipment and tools from the old fleet shop and Fleet operations have been taking place in 27 Commercial Place since the middle of November. An open house will be held at the facility on December 7th prior to the City Council Meeting.





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 has installed and insulated all of the new duct work and variable air volume terminal boxes. The new equipment platform in the rear of the facility is mostly complete. The new HVAC equipment is scheduled to be installed in early December. 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 (NTE)
- Project Update: The task order for M&S Engineering was signed in early November and design work started immediately after. Design is expected to take two months to complete. City Staff has begun looking into procurement methods to meet the tight timeframe required for the project. 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: In progress
- Project Completion: January 2022

- Estimated Cost: \$50,000
- Project Update: All materials have been received. Installation timeline is December 20, 2021 to January 7, 2022. Atlas Flooring and M&M Metals, Inc. will work side by side for flooring installation and the installation of the high strength stainless steel floor outlet boxes.

6. Animal Adoption Center Fence Project

- Project Status: In progress
- Project Completion: December 17, 2022
- Estimated Cost: \$40,000
- Project Update: Fence installation scheduled to begin December 13, 2021 and complete by December 17, 2022.

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 continued to stall much of the earlier progress on each site. Savannah Square Detention Basin (pictured below) and Dietz Creek are scheduled for sod placement and hydroseed the second week of December. 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 Complete
- Consultant: Ford Engineering
- Construction Contractor: C3 Environmental Specialties
- Construction Start: May 24, 2021

- Substantial Completion: August 2021
- Completion (including all added work items): November 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: No change from previous 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.

2. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

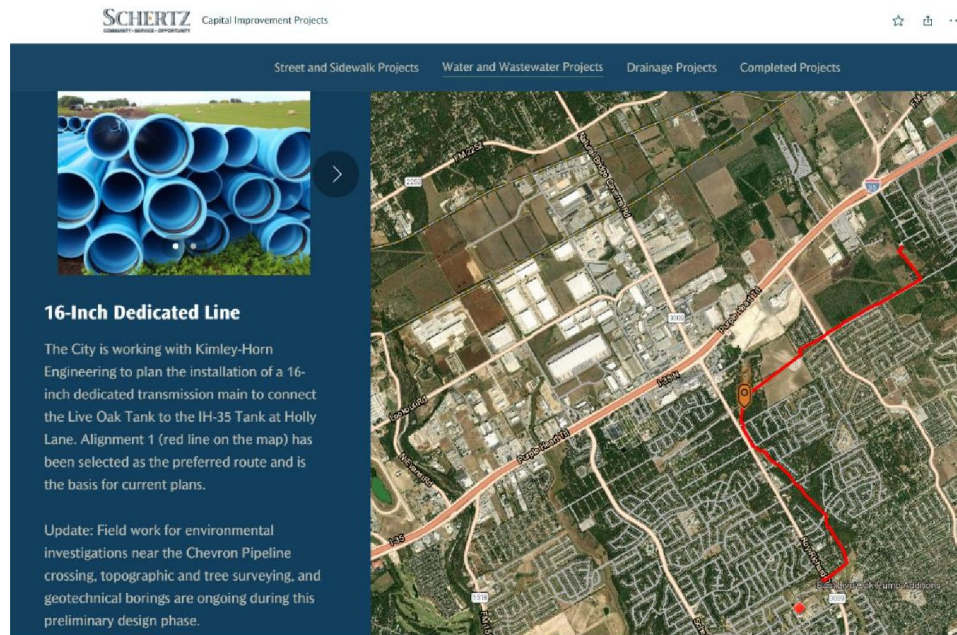
- Project Status: Construction Contract Notice to Proceed Pending
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Winter 2021/2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: A project kickoff meeting with all parties involved was held November 18, 2021. Contractor is beginning to order materials, construction management consultant is setting project up in management software to streamline project communication and document management. Formal Notice to Proceed is imminent.

3. 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 preliminary plans, project specifications, and cost estimate were received on November 22, 2021 and are currently under review by City staff. The Limited Site Investigation (for portion of the site in close proximity to the abandoned Chevron Pipeline) and Phase I Environmental Site Assessment are also under review. The City of Schertz will participate in a presentation to the City of Cibolo Council during the first quarter of 2022 to discuss impacts of the water main route on tree removal. 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 also compares costs of an 18” PVC main and a 24” ductile iron main. The revised route of the Dedicated Transmission Main is provided on the CIP Map.



4. 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. Property owner is asking for minor site revisions to limit easement and buffer zones

5. 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: Work continues by MC Fonseca 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. The Contractor is initiating detailed pre-construction videos of private property where the new water meter will connect to water services near each home, as required. Aero Avenue is anticipated to be complete by the end of January, with work continuing on Brookes Avenue and Winburn Avenue until this phase is complete.

6. 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: No change from last update. Based on the information provided in the technical memo provided by Kimley-Horn, 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.

7. 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 addressed TXDOT’s comments to the 90% plan set. Alignment options are being discussed along Aztec Lane to limit necessary easement acquisition.

8. 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. Design work is ongoing for the ground storage tank and pump station. Preliminary Design is anticipated the second week

of December, including plans and supporting documents to identify potential design, construction, or operational problems and provide appropriate resolutions.

Street 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 fully complete. A vehicle caused some surface damage to the pavement at the Mesa Verde intersection. Staff is working to get the damage repaired.

2. 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 has identified some value engineering for the project to reduce the cost and a contract award recommendation is on the December 7th Council agenda. The fog seal is expected to be applied in the spring when we have favorable weather.

3. 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: The new storm drain piping on the north side of the street has been completed. The installation of the new inlets on the north side are also complete. While school was closed for the Thanksgiving Holiday, the contractor did a full closure to extend the storm drain lateral pipes across Elbel to the south side of the street. The laterals were successfully completed in one day, as planned. The traffic control will be switched this month so the contractor can install the new storm drain piping and inlets on the south side of the street. The work on the south side is expected to go much quicker as the length of pipe to be installed is much less than for the north side. The contractor plans to do the mill and overlay on the street while school is out for Christmas Break. The new traffic signal installation is not expected to occur until after the first of the year. We do not have an exact date for the signal work as the new signal equipment and poles have not been delivered yet.

4. 2020 Street Preservation and Maintenance (Resurfacing) Project

- Project Status: Design
- Consultant: Kimley-Horn & Associates
- Project Update: Work has begun on the project. The contractor was able to mobilize a slurry seal crew into our area to apply the slurry seal to the Estates at Wilson's Preserve. The slurry seal application was completed in two days and Staff has received some favorable feedback from residents on the new surface. Staff will continue to monitor the new surface and any defects will be addressed in the spring when the remainder to the slurry seal is applied. The contractor has also started on the prep work (base repairs, minor concrete replacements, asphalt leveling, etc.) for the project. The prep work began on Covers Cove and Pebble Beach in the Northcliffe area. This month, the prep work will move into the other subdivision areas in the project. The contractor expects to have all the prep work, except for the crack seal completed by the end of December. After the first of the year, the crack seal will be completed.

5. Tri-County Parkway Reconstruction Project

- Project Status: Design
- Consultant: Halff Associates
- Project Update: The budget amendment second reading and the contract award is on the December 7th Council Agenda. The contractor has indicated they would like to start on the project in mid-January. However, that planned start date could slide. Some construction materials, such as PVC pipe, are not being delivered as timely as normal. Because of potential delays in getting pipe delivered, the project should not start until the pipe is available. This will help avoid delays during construction. With Council approval of the budget amendment and contract, the contractor can "lock in" his pipe supplier to a delivery date. Based on the delivery date, a Notice to Proceed for the project will be established.

6. 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 project is nearing full completion. The remaining "middle section" of the pathway has been completed along the original alignment. Sections of the pathway were damaged during the heavy rain event last month. The contractor is working on repairing the damaged areas and re-dressing the entire path so it all looks uniform again. The contractor will also be doing some additional, minor grading work along some sections of the path to try to reduce the damage potential during severe rain events. Nearly all the work along Live Oak has been completed. The missing gaps in the sidewalk are areas where a pre-manufactured "sidewalk bridge" is to be installed. Fabrication of the "bridges" has taken a very long time. The contractor is not sure why they have been delayed so long. They were originally ordered in June. The supplier was not being responsive, so the contractor switched to a new supplier in August. However, there still is a significant delay in getting

these delivered to the project. The bridges have been fabricated and have now been galvanized (as required by our specifications). The supplier has promised to deliver them to the project on 12/3. The new signage and striping for the bike lanes on Savannah and Woodland Oaks is underway and should be completed in the next couple of weeks. This project has experienced a variety of delays, some weather related, some related to COVID, delays in getting materials to the project, and some others not caused by the contractor. Staff is working with the contractor to try to get the project wrapped up as quickly as possible.

7. Eckhardt Road Maintenance Project

The City is partnering with Guadalupe County to have some heavy maintenance performed on the section of Eckhardt Road from the entrance to the Parklands Subdivision past the intersection with Green Valley Road. The City is purchasing materials and Guadalupe County is providing labor and equipment to perform a more complete maintenance effort than continuing to address individual potholes as they appear. The road will be resurfaced with a chip seal treatment (appropriate for long, straight sections of roadway such as Eckhardt). The project is currently on the County's schedule for March-April 2022.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** The FM 1103 project has been delayed due to some ongoing utility work and a proposed change in a retaining wall design. TxDOT is currently expecting a start date in February 2022, but that continues to be subject to change.
- 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 was scheduled to be let for construction in September 2022 but that date will likely shift back. Some utilities are delayed in efforts to relocate due to manpower and material issues. There is also an environmental issue on the JBSA Randolph property needed for right of way that has only recently come to light that must be investigated by TxDOT. Any updated letting schedule will be shared as it is received by Staff.
- 3. I-35 Operational Improvements Project (FM 2252 to Schwab Road):** The contractor continues slow progress on the project. Work continues on project elements outside the travel lanes and on the VIA Park & Ride facilities. Mainlane paving with porous friction course (PFC) asphalt has stopped due to cold night weather. It is expected to resume in late March or April 2022 once low nighttime temperatures are above 70 degrees. Completion of the project is now expected in late spring 2022.
- 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. 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 westbound frontage road bridge over Cibolo Creek has been reopened. The Trainer Hale Road overpass was demolished and columns for the replacement bridge have been poured.

Studies and Plans:

1. 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: Comments on the Land Use Technical Memo have been provided to consultant. 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.

2. 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.

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 which project for completion on December 17, 2021. 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. Staff training and Go-live is scheduled for February 2022.

- Total Project Cost: \$523,766.00
- Project Start Date: June 2018
- Project Completion Date: February 2022