

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** January 25, 2022  
**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: Closeout Phase
- Construction Start: June 2021
- Estimated Completion: September 2021
- Cost of Construction: \$1,372,794
- Project Update: The contractor has completed all of the punch list items and the new equipment has been installed. Fleet operations have been taking place in 27 Commercial Place since the middle of November. An open house was held on December 7<sup>th</sup> to formally open the facility. Staff is working on closing out the project now.





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

- Project Status: Construction Phase
- Construction Start: October 2021
- Estimated Completion: Winter 2022
- Cost of Construction: \$700,000
- Project Update: Team Mechanical has installed all the new duct work and HVAC equipment. The drop ceiling is being reinstalled. Equipment startup is expected to take place in late January with project completion to follow in February.

## **3. Civic Center HVAC Replacement Project**

- Project Status: Design Phase and Procurement Phase
- Consultant: M&S Engineering
- Projected Completion: Spring 2022
- Design Cost: \$93,500 (NTE)
- Project Update: M&S Engineering continues to work on the design and expect to have it complete in February. Due to the tight project timeframe, staff is bringing a resolution to Council on January 25<sup>th</sup> to award the equipment purchase for the project to Sullivan Contracting so equipment procurement can begin while design is being completed. A second resolution will be presented to Council in February for the full construction cost. 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: Complete
- Project Completion: January 2022

- Estimated Cost: \$50,000
- Project Update: Flooring has been installed and trim replaced. New floor electrical boxes have been installed.
- Contractor is returning to take care of minor punch list items

#### **6. Animal Adoption Center Fence Project**

- Project Status: In progress
- Project Completion: January, 2022
- Estimated Cost: \$40,000
- Project Update: Fence installation is complete. Gate has been installed and power has been run to the gate motor location.
- Waiting on the installation of the gate motor.

### **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 has completed 95% of the work to complete these three projects. The City is waiting on vegetation to be fully stabilized prior to scheduling a final walk-through during the month of February. Pictured below is Sycamore Creek.



### **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 the re-vegetation requirement per the contract, so the project will be closed out.

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



- Project Status: Construction
- 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: Notice to proceed on the 365-day contract was issued on January 11, 2022. Contractor material submittals are being submitted and reviewed. City staff met with CPS in mid-January to establish route for electric power to be extended to the lift station site on IH 10.

## **3. 24 Dedicated Transmission Main Phase II**

Overall project intent is the construction of a 24” 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 in November 2021 and are finalized to incorporate comments provided by City staff. The City of Schertz met with the City of Cibolo January 12, 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. Based on discussion with City staff and City management, the 100% design phase will include a 24-inch dedicated transmission main. The Public Works Department have been assisting the project team by uncovering existing water mains to confirm the depth and location of route crossings. The route of the Dedicated Transmission Main is provided on the CIP Map.

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.

#### 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: No change from last 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 Brooks Avenue including temporary backfill and cold-mix asphalt. The water line on Aero Avenue and Winburn Avenue has been installed, tested, and is in service. The Contractor is working on obtaining rights-of-entry and temporary construction easements on private property where the new water meter will connect to water services near each home, as required. Aero Avenue pavement is anticipated to be

complete by the end of January, with work continuing on Brookes Avenue and Winburn Avenue until this phase is complete. Residents continue to reach out to City staff to answer questions about the status of the project, disturbance on private property, and water main shut-downs. City staff is preparing an informational flyer to send out to all affected property owners.

#### **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: No change from last 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 was received on December 9, 2021, including plans and supporting documents to identify potential design, construction, or operational problems and provide appropriate resolutions. City staff

has been working to review these plans, but with staff shortages throughout several departments, comments have not been provided to the design team.

### **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: Council approved the construction contract on December 7<sup>th</sup>. 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 project has been mostly completed. The traffic signal installation at Westchester will start in the near future. The traffic signal work and some other, minor work items will not have large impacts to traffic on Elbel. There will be some short duration, short distance single lane closures in the future as these work items are completed.

#### **4. 2020 Street Preservation and Maintenance (Resurfacing) Project**

- Project Status: Under Construction
- Consultant: Kimley-Horn & Associates
- Project Start Date: November 15, 2021
- Project Completion Date: Spring 2022
- Estimated Cost of Construction: \$2,153,000
- Project Update: The concrete prep work has been completed. The contractor is working on base repairs and other asphalt prep work in the Northcliffe area now. Once the Northcliffe work is complete, they will move into the Oak Trail Estates area. Once Oak Trail Estates is complete, they will work through the remaining areas in the following order: Ashley Place and Savannah Square; Dove Meadows and Silvertree; and north of Aviation Heights. The contractor's intent is to finish

one are before moving into the next. The slurry seal application is not expected until we have more favorable weather in the Spring.

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

- Project Status: Construction
- Consultant: Halff Associates
- Construction Start: Spring 2022
- Estimated Cost of Construction: \$4,900,000
- Project Update: Council awarded the construction contract on December 7<sup>th</sup>. The contract documents have been fully executed and Staff is working with the contractor to get a construction schedule and a pre-construction meeting scheduled. The contractor is working on a firm pipe delivery time from their pipe supplier so we can identify a planned project start date. Staff is working with EDC to get another notification effort underway and to develop a new project video to put on the EDC's project webpage to inform everyone about the anticipated project start.

#### **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 work has been completed on Live Oak and the pathway repairs have also been completed. Most of the bike lane striping is expected to be completed by January 21<sup>st</sup>, weather permitting. Staff is in the process of developing the punch list for the project.

#### **7. Main Street Improvements Project**

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: The field survey work and geotechnical investigation have been completed. An initial project meeting was held with the Main Street Committee to get direction on the planned architectural features and improvements. The consultant is using this information to help refine their options and design. An initial utility coordination meeting was held on January 10<sup>th</sup> with GVEC to discuss the project and options for relocating the existing power lines. GVEC is working on cost estimates and options for relocating the power lines. A separate utility coordination meeting will be scheduled with GVEC and other utilities to further discuss utility relocations for the planned project.

#### **8. 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 has shifted and is now planned for January 2023. 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: No change from last 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 configured by the CityView implementation team for testing. City Staff continues the process of validating and testing the software which project for completion on January 24, 2022. 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 April 2022.

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