

CITY COUNCIL MEMORANDUM

City Council Meeting: March 8, 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: Staff is working with the contractor to close out the final payments for the project.

2. Animal Adoption Center HVAC Replacement Project

- Project Status: Closeout Phase
- Construction Start: October 2021



- Estimated Completion: February 2022
- Cost of Construction: \$700,000
- Project Update: Team Mechanical has completed the installation of all new equipment. City Staff moved back into the facility during the last week of February. Team Mechanical is working to resolve punch items throughout the facility.

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)
- Equipment Cost: \$185,600
- Project Update: M&S Engineering finalized the design in February and permits were submitted. Sullivan Contracting ordered the new equipment for the project at the end of January. A second resolution will be presented to Council on March 8th for the full construction cost. Construction is expected to begin in late March and be completed in early June.

4. Borgfeld Facility Renovation Project

- Project Status: Scope Development Phase/ Demo of existing drywall and insulation.
- Projected Completion: Summer 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. Animal Adoption Center Fence Project

- Project Status: In progress
- Project Completion: February, 2022
- Estimated Cost: \$40,000
- Project Update: Fence installation is complete. Gate has been installed and power has been run to the gate motor. Access controls and safety loops have been installed.
- Coordinating with IT for badge access to open the gate.

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. A substantial completion walk-through was performed in February with city staff and the contractor. Remaining items are scheduled to be completed by the end of March.

Water and Wastewater Projects:

1. 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 continue being submitted and reviewed. Surveying and staking is in progress. Construction fencing is imminent. Contractor plans to bore across FM 1518 in early March.

2. 24" Dedicated Transmission Main Design 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

SCHERTZ Capital Improvement Projects
CONSTRUCTION SERVICES • CONSULTING

☆ 📄 ...

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.

- Project Update: No update this month. 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 on 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.

3. 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 2022
- Total Project Cost (Design Phase): \$129,795 (NTE \$143,000)
- Project Update: UEG is continuing to work with the landowner for the site and easement acquisition. Minor site revisions were requested by the property owner to keep the impact of the site to a minimum.

4. 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, Winburn Avenue, and Brooks 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 paving is ongoing. 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 prepare an informational flyer that was sent out to all affected property owners.

5. 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: Contract Phase

- Consultant: None
- Project Start Date: Spring 2022
- Project Completion Date: Summer 2022
- Total Project Cost: \$1,269,119.78 (NTE)
- Project Update: Pipe bursting is anticipated to upgrade the existing 10” sanitary sewer main to a 15” sanitary sewer main. Public Works and Engineering staff reviewed a BuyBoard proposal and has a construction contract on the agenda for approval on March 8, 2022. BuyBoard was utilized based on the specific construction method and timing of letting this construction contract.

6. 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: Half Associates
- Design Project Start Date: June 2021
- Expected Design Project Completion Date: September 2022
- Total Project Cost: \$548,370 (NTE \$600,000)
- Project Update: Half is completing the field survey and beginning the easement acquisition for the 16” water line proposed along Aztec Lane to avoid conflicts with relocation at the intersection of FM 1518 and FM 78.

7. 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 reviewed plans and comments have been provided to the design team. The project anticipates bidding during this summer.

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: No change since last report. All work has been completed.

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 7th. 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: No change since last report. 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 asphalt repairs have been temporarily placed on hold by the contractor. The uncertain nature of recent weather and the large temperature fluctuations have made it difficult for the contractor to make progress with the asphalt repairs. Once the weather stabilizes some, when the minimum temperatures stay higher more consistently, the contractor will start back up with the repairs. 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: Staff held a pre-construction meeting with the contractor on February 22nd. The new sanitary sewer pipe has been purchased and delivered to the contractor. The new manholes have not been delivered yet. The contractor is hopeful the project will start at the end of March, but the start date depends on delivery of the new manholes. Staff is working with EDC to create another project video and do another public outreach effort for the project.

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 “Substantially Complete.” A detailed punch list has been created for the contractor. There are several items on the punch list for the contractor to address, including several clean up and re-seeding items. The contractor will be required to remove and replace a few segments of new concrete work as the finished product does not meet all specifications. The contractor has not been paid in full for the project yet. Final payment will not be made on the project until all the punch list items have been addressed.

7. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: The consultant met last week with the Main Street Committee. The consultant presented two options for the architectural features, lighting, landscaping, and other work elements in the projects. Initial cost estimates were also provided for each option. The Main Street Committee provided feedback and direction on which option/elements to pursue for the project. This allows the consultant to proceed with more detailed design and cost estimation. The consultant will prepare more detailed plans and present them to the Main Street Committee and the Historical Preservation Committee in April.

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 have a 2-Course Surface Treatment when completed. The project is currently on the County’s schedule to start March 7th, 2022, and be completed by June of 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 ground breaking in June 2022. The start date 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 September 2023. The delay allows additional time for utility relocations as well as incorporation into the full project schedule of the segment of right of way adjacent to JBSA Randolph. It was previously expected that that segment would lag behind the rest of the project, but will not allow the entire length from FM 78 to IH 10 to be completed at once.
- 3. I-35 Operational Improvements Project (FM 2252 to Schwab Road):** No change from last update. 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. Construction of the Trainer Hale Road overpass is progressing.

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: Staff is working with LAN to fine tune land use assumptions in advance of Comprehensive Land Use Plan update to ensure that projections are appropriate. LAN continues to work on completion of utility models and have identified issues that require further investigation to confirm validity of assumptions. Once land use assumptions are approved and issues with the models are resolved, 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: Summer 2022
- 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 as we prepare to have the software installed on the City server. Once installed on the City server the final User Acceptance review will begin. Staff training is scheduled for the end of March and Go-live is scheduled for April 2022.

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

2. Comprehensive Land Use Plan Update

The Request for Qualifications (RFQ) has been posted and closes on March 30.