

CITY COUNCIL MEMORANDUM

City Council Meeting: April 12, 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 continues to work 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: City Staff has been operating inside the facility since February. Team Mechanical is working to resolve punch items throughout the facility.

3. Civic Center HVAC Replacement Project

- Project Status: Construction Phase
- Consultant: M&S Engineering
- Contractor Sullivan Contracting Services
- Projected Completion: June 2022
- Design Cost: \$93,500 (NTE)
- Construction Cost: \$1,150,000 (NTE)
- Project Update: Sullivan Contracting was awarded the full construction contract for the project on March 8th and construction began on March 22nd. Construction is expected to 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: Complete
- 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.

6. Community Center HVAC Replacement

- Project Status: Awaiting HVAC units
- Projected Completion: June 2022
- Estimated Cost: \$42,620
- Project Update: Contractor anticipates a 70-day lead time for the delivery of the new HVAC units. Once units are delivered, the installation should take one day, as we will be using the existing duct work.

Drainage Projects:

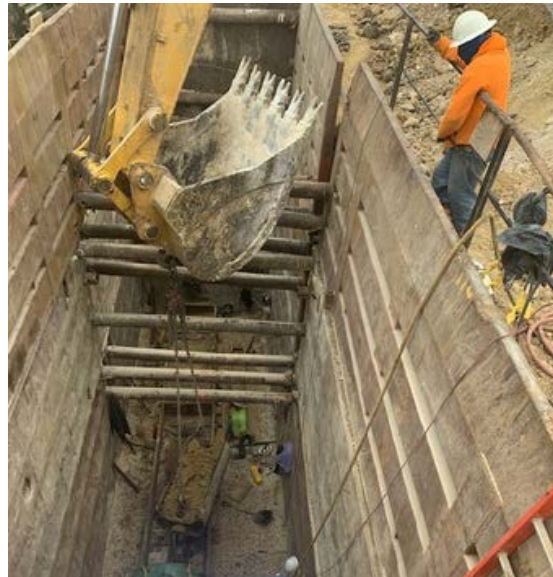
1. Savannah Square Detention Basin, Sycamore Creek at Westchester Drive, and Dietz Creek at Arroyo Verde (2020 Silt Removal Projects)

- Project Status: Construction Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Construction Start: July 26, 2021
- Cost of Construction: \$291,627.47 (NTE \$320,000)
- Project Update: Myers Concrete Construction has completed all work except minor cleanup at Sycamore Creek. The final acceptance letter was provided on March 11, 2022.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

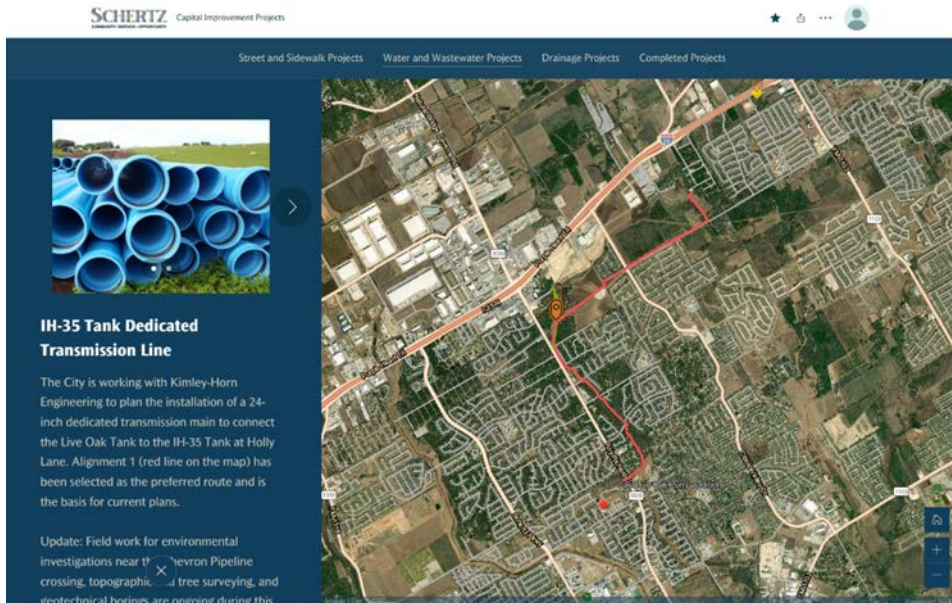
- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Estimated Construction Start: Winter 2021/2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: Bore of 48-inch diameter steel casing pipe, 34-feet deep, across FM 1518 has been completed. Contractor material submittals continue being submitted and reviewed. Surveying, staking, and clearing of easement areas is in progress.



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



- Project Update: The Public Works Department have been assisting the project team by uncovering existing water mains to confirm the depth and location of route crossings. Final site utility engineering investigations are being conducted. The revised route of the Dedicated Transmission Main is provided on the CIP Map. Draft easements are anticipated to be under review in May. 100% design is ongoing. The IH-35 Tank will require a test shut-down for this project and Public Works will monitor pressures throughout the system during the test shut-down.

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: Unintech Consulting Engineers, Inc. (previously 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 Mitchell 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. Brooks and Winburn Avenue paving is ongoing. Paving is complete on Aero Avenue. 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. A change order was approved for additional paving on Winburn Avenue due to poor pavement condition of the 600 block after water main installation. Of 216 affected property owners, 58 residents are operating from new mains.



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: The construction contract with Fuquay has been initiated and a notice to proceed is expected to be issued in April.

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: 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 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: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Design Project Start Date: June 7, 2021
- Expected Project Completion Date: May 2022
- Total Project Cost: \$466,265.00
- Project Update: Final plans and specifications were received on March 28, 2022. Once review is completed by City Staff, the project is anticipated to be advertised on April 20, 2022.

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: The chip seal repairs and fog seal are expected to be completed in the late spring/early summer when we have favorable weather.

3. Elbel Road Storm Drain and Paving

- Project Status: Design
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Project Start Date: October 4, 2021
- Project Completion Date: Spring 2022

- Total Project Cost: \$1,964,000
- Project Update: The traffic signal work at the Westchester intersection is underway. Unfortunately, the traffic signal completion has been delayed. The traffic signal poles and mast-arms have not been delivered. The original delivery date was in January, but got pushed back to February. The supplier has now stated the delivery will not occur until May. The contractor will begin work on the project punch list this week.

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 are expected to resume this month. Once the repairs have been completed, the streets will be crack sealed and then the slurry seal applied. The contractor expects to apply the slurry seal in June.

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: Construction began this week. The contractor has two crews working on the project. One crew is installing the new sanitary sewer main while the other crew has started the street reconstruction. The sanitary sewer line installation started in Lookout Rd, near Doerr Lane and will progress to Tri-County, then turn the corner and go to FM 3009. The street reconstruction started at Corridor Parkway and will head towards FM 3009. This means that traffic on Tri-County Parkway and on Lookout between Doerr and Tri-County is restricted to one lane, one way. The traffic flow is one-way from IH-35 to FM 3009 and one-way from Doerr Ln to Tri-County. This traffic control set up will remain until the project is completed. Construction is expected to be complete in five (5) months.

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 contractor is working on the punch list for the project. We expect the punch list items to be completed in a couple of weeks.

7. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: The consultant continues to refine the project plans and cost estimates. The revised plans will be presented to the Main Street Committee and the Historical Preservation Committee this month. With both committee's approval of the plans, the final plans for the project will be created. Also ongoing is coordination with GVEC and the other utility companies to develop plans for relocation of the existing utilities.

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.

The County will complete the milling from City Limits to Park Leaf, mixing in the lime, ASP 200 oil and rolling it in. The roadway will need to cure approximately 3 weeks before the County puts down the two course surface treatment.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** No change from previous update. 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:** No change from previous 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 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):** No change from last update. 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:** 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. Work is also progressing on the expansion of the FM 1518 bridge over IH 10.



IH 10 at FM 1518

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 previous 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.

3. PCI Data Collection Study

- Project Status: Study Underway
- Consultant: Fugro, Inc.
- Project Update: Fugro will drive all the City streets and collect all the street distresses this month. Once the data collection is completed, the data will be reviewed and verified. The verified data will be placed into a PAVER file so it can update the PCI scores for all the streets and the final reports and files will be provided to the City. Fugro expects to have the final reports and all the data complete and submitted by June.

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 (IT and P&CD) is performing User Acceptance review. There will be 14 ½ days of staff training prior to the software Go-Live. Staff training is scheduled to begin at the end of April and Go-live to follow in May 2022.

- i. Total Project Cost: \$523,766.00
- ii. Project Start Date: June 2018
- iii. Project Completion Date: July/August 2022

2. Comprehensive Land Use Plan Update

The Request for Qualifications (RFQ) was posted and closed on March 30. Staff is reviewing the responses and anticipates making a recommendation to Council at the last meeting in April or the first meeting in May.