

CITY COUNCIL MEMORANDUM

City Council Meeting: June 14, 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. 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.

2. Civic Center HVAC Replacement Project

- Project Status: Closeout Phase
- Consultant: M&S Engineering
- Contractor Sullivan Contracting Services
- Project Substantial Completion: June 2, 2022
- Design Cost: \$93,500 (NTE)
- Construction Cost: \$1,150,000 (NTE)
- Project Update: Sullivan Contracting substantially completed the project on schedule on June 2nd and the Civic Center was back open on June 3rd to host events. The project is currently in the punch/closeout phase as City Staff works with Sullivan to resolve punch items.

Schertz Civic Center HVAC System Replacement



Photo Taken May 3, 2022



Photo Taken June 3, 2022

3. Borgfeld Facility Renovation Project

- Project Status: Scope Development Phase/ Demo of existing drywall, insulation, HVAC system and water heater.
- Projected Completion: Fall 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.

4. 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.

5. Community Center HVAC Replacement

- Project Status: Complete
- Projected Completion: June 2022
- Estimated Cost: \$42,620
- Project Update: New units were installed and are working properly.

6. North Center HVAC Replacement

- Project Status: Complete
- Projected Completion: May 2022
- Estimated Cost: \$15,500
- Project Update: New units were installed and are working properly.

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 Westchester Channel, which was discussed with the Contractor at an onsite meeting with City staff on June 6, 2022. The final acceptance letter was provided on March 11, 2022. C-3 Environmental has provided a quote for additional concrete work that was discovered as needed outside of Myers construction documents.

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.
- Construction Start: January 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: Entire route of main has been cleared and temporary construction fence installed. Five of nine total borings (eight crossing Woman Hollering Creek and one crossing FM 1518) with 48-inch steel casing pipe have been completed. Contractor material submittals continue being submitted and reviewed.

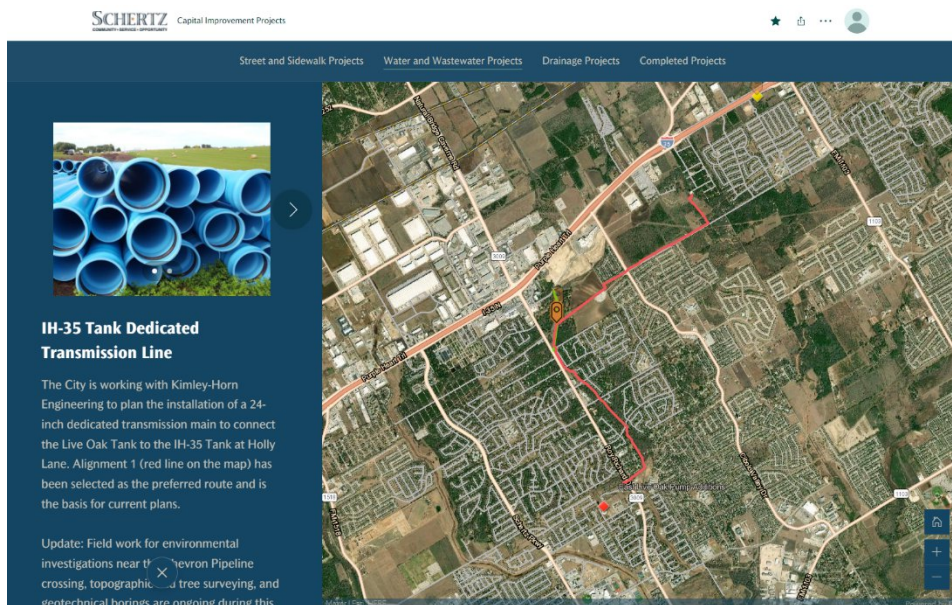


Photo:
Welding 48-inch steel casing pipe being installed by boring beneath Woman Hollering Creek just north of Trainer Hale Road.

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: 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 proceeding with the site acquisition phase of the project. They are currently working to complete the necessary TXDOT agreement to ensure reimbursement of the funds to complete the project.

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 main for all segments of this project 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. Paving is ongoing on Mitchell Avenue and Aero Avenue. Winburn Avenue road construction will commence mid-June in order to schedule around school traffic demands. 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. Of 216 affected property owners, 68 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: Fuquay mobilized to the Crest Oak line on June 1st. Pipe bursting will commence on June 7, 2022. The construction schedule is for 90 days.

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 (Design Only): \$548,370 (NTE \$600,000)
- Project Update: Halff is continuing to work to secure easements for the 16” water line proposed across Aztec Lane to avoid conflicts. The joint bid design for the majority of the relocation efforts along FM 15118 is nearly complete and pending final review by TXDOT. The latest update from TXDOT is that they are planning for a September 2023 letting date.

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: Bidding 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: Design \$466,265.00 Construction Estimate \$4,500,000
- Project Update: Bids were received on June 2, 2022 and are currently under review. The lowest bid with alternate was \$7,028,017. The highest bid with alternate was \$8,009,000. The lowest bid is higher than the proposed budget and, therefore, Public Works and Engineering will review budgeting constraints prior to recommendation of approval for a construction contract.

Street Projects:

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 planned for the week of June 20th. The fog seal application is expected about mid-July (possibly the week of July 11th). The fog seal application is expected to take five days to complete. Residents in the affected areas will receive notices before the repair work and the fog seal application are done.

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: Most punch list items are fully complete. The contractor is still awaiting delivery of the final traffic signal items so the new signal at Westchester can be completed. The latest word from the supplier is that these items will be delivered early this month. The traffic signal should be fully complete and operational by the end of the month.

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 week. 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 towards the end of this month.

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 on the project has suffered a few setbacks. First, some of the rain events caused a few sinkholes to appear in the excavated area. The sinkholes needed to be addressed before the soil stabilization process can begin. The sinkholes have been repaired and the contractor is getting ready to start the soil stabilization process. The second major issue is a shortage of cement. The cement shortage is expected to continue throughout the summer. This means there isn't available to use for soil stabilization. As a result, we have had to switch to lime stabilization. This has required the Geotechnical Engineer to do some additional soil sampling and testing. The sampling and testing have been completed and the information has been forwarded to the contractor so they know what they need to do to properly stabilize the soil in the project. At the start of the new sewer line installation, groundwater was encountered causing the sides of the excavation to slough. This delayed the installation of the first new sewer manhole. The first manhole has been installed successfully and the new pipe installation is progressing.



Sinkhole Appearing



First New Manhole



Sinkhole Repaired



Starting Pipe Installation

6. Pedestrian Routes and Bike Lanes Project

- Project Status: Complete
- Construction Start: Spring 2021
- Construction Management: AG|CM/City Staff
- Estimated Cost of Construction: \$1.3 million
- Project Update: The punch list items for the project have been completed. Staff is working on the final pay application request and the final TXDOT reimbursement request for the project.

7. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Based on the direction Council provided during the Main Street Workshop, the consultant is continuing to refine the project details and costs. The consultant is also working on scope and fee amendments to add in the utility replacements. Staff anticipates bring a contract fee amendment to Council later this month for consideration. Our consultant continues to coordinate with the private utility companies on what facilities may need to be relocated as part of the project effort.

8. Eckhardt Road Maintenance Project

The City partnered 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 purchased materials and Guadalupe County is provided labor and equipment to perform a more complete maintenance effort than continuing to address individual potholes as they appear. The work is now complete and the road now has a 2-Course Surface Treatment.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** The FM 1103 project remains delayed due to some ongoing utility work and a proposed change in a retaining wall design. TxDOT is currently expecting ground breaking in fall 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):** 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 resumed and alternate overnight closures are occurring. Final completion of the project is expected by the end of summer 2022.

4. **I-35 NEX (I-410 South to FM 1103):** A groundbreaking ceremony was held in May. 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 summer 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 progressing on the expansion of the FM 1518 bridge over IH 10.

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 has driven all the streets and collected the data. They are now doing the data verification and QA/QC on the information. The final reports are expected to be delivered to the City later this month. With the final reports, we will have new PCI scores for all of the city streets.

Planning and Community Development Projects:

1. CityView Permitting and Development Software

The CityView software went live to the public on May 16, 2022. City Staff has continued to meet with the CityView project management team weekly to refine the software. The City IT and project team will attend advanced training on reporting and configuration of the software in July 2022. The City of Schertz is projected to do a final acceptance of the software in July/August 2022.

- a.i. Total Project Cost: \$523,766.00
- a.ii. Project Start Date: June 2018
- a.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 has met with the consultant that is proposed for the project and is awaiting a detailed scope of work. Staff anticipates bringing the contract to Council in early July.