

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** August 2, 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. The final punch items were completed in July and the project is being closed out.

#### 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 has been working on resolving all punch items throughout July. A final walkthrough is expected to take place the last week of July to confirm the completion of all punch items after which the project will be closed out.

#### 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. 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.

#### **5. 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.

#### **6. Building 2 Carpet Replacement.**

- Project Status: Complete
- Project Completion: July 2022
- Estimated Cost: \$34,462
- Project Update: New carpeting and baseboard have been installed. Furniture has been put back, and computers have been re-connected.

## 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
- Expected Completion: February 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: The entire length of the project site has been cleared. Construction fencing has been installed and topsoil has been stripped. Installation of the 14-inch forcemain running from the proposed lift station site to the CCMA plant is 75 percent complete. Eight of the eleven total borings have been completed. Delivery of manholes and gravity pipe to the project site has begun. Installation of gravity pipe is expected to begin in mid-August.



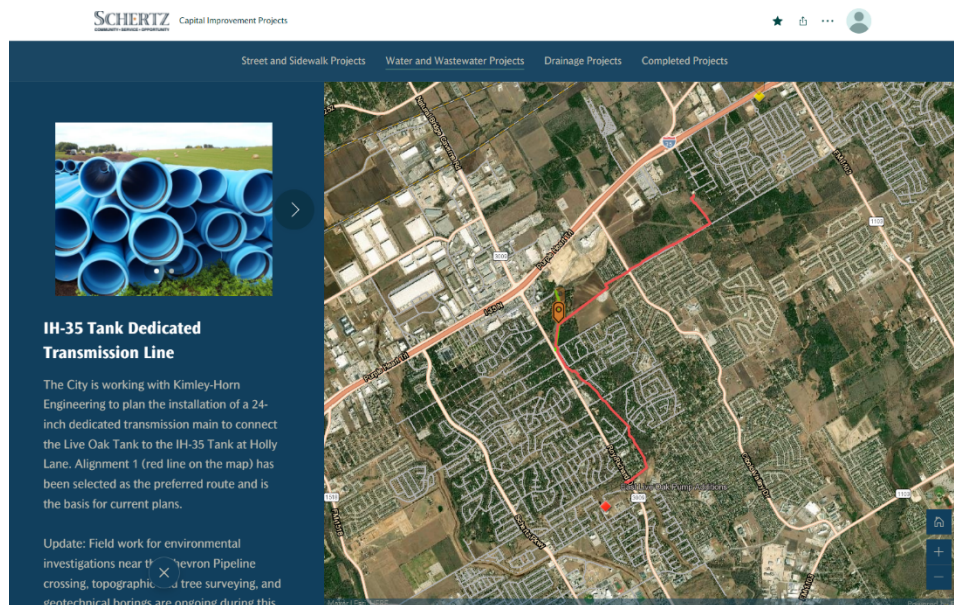
Photos:

Left: Installation in trench of 14" HDPE forcemain. Right: 48-inch steel casing pipe being installed by boring beneath Woman Hollering Creek just north of proposed lift station site along IH 10.

## 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. 100% design is ongoing and expected to be under review by the end of August. 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. Easement acquisition has not been initiated.

## 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 also working with TXDOT for the Standard Utility Agreement.

#### **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: The water main for all segments of this project has been installed, tested, and is in service. Winburn Avenue has been reopened prior to 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 219 affected property owners, 168 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, Inc. completed this project on July 21<sup>st</sup>, 2022. A total of 647 acres within Schertz and Cibolo drains to this new 15” sewer main.

#### **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 is nearly complete and pending final review by TXDOT. The latest update from TXDOT is that they are planning for a July 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: Contract Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Construction Start Date: To Be Determined
- Expected Project Completion Date: 550 calendar days after the date the contract is initiated

- Total Design Cost: Design \$466,265.00
- Total Construction Cost: \$7,028,017.00
- Project Update: Bids were received on June 2, 2022. A budget adjustment for this project is on the August 2<sup>nd</sup> and August 9<sup>th</sup> council meeting agenda. This project has received grant funding through the Governor’s office and the full construction contract is on the August 9<sup>th</sup> council meeting agenda.

**Street Projects:**

**2. 2018 Street Preservation and Maintenance Resurfacing Project**

- Project Status: Under Construction
- Construction Start: March 2020
- Construction Completion: Summer 2020 (remedial efforts ongoing)
- Cost of Construction: \$791,174.34
- Project Update: The contractor doing the chip seal repairs had to pull off the project due to health concerns. The repairs should resume and be completed in the near future. Once the repairs are completed, the fog seal will be applied on all chip seal areas. The contractor has done some repairs in the Greenfield Village, Lone Oak, and Deer haven subdivisions. They have also applied the remainder of the chip seal on Live Oak.

**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: Everything is complete except for the traffic signal at Westchester. We are still waiting on some signal parts. Once the parts arrive, the signal can be completed within a couple weeks. There is not a delivery date available for the parts at this time. The last delivery date has passed and the contractor is trying to get a new delivery date from the supplier.

**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: Fall 2022
- Estimated Cost of Construction: \$2,153,000
- Project Update: Asphalt repairs are still underway. The asphalt repairs have been completed in the Northcliffe area and are nearly complete in Oak Forest. Once the repairs are completed in Oak Forest, the contractor will move into Ashley Park. The Slurry seal is currently scheduled for application in early October. If the repairs get completed more quickly, the slurry application could move up.

**The following note is provided in response to concerns raised by citizens:**

The Live Oak staging area is currently being used for the 2020 SPAM Resurfacing Project (the slurry seal work). The large pile on site is the “sand” that goes into the slurry seal to be applied to the surface of the streets. This pile will be on site until completion of the sealing – expected to take place in October. The pile will start to decrease in size when the slurry seal application starts. As the contractor gears up for the slurry seal application, there will likely be equipment

moved into the area as well. The slurry seal application will go fairly quickly. It should only take a few weeks to apply the slurry. Once done, the area will be cleaned up and re-seeded.

The chip seal contractor is also using a small portion of the site. There is a small pile of chips on the site. That stockpile may increase in size as the contractor continues the repairs to the chip seal. They have temporarily pulled off the repair effort, but are expected to get back on task this week. This pile will ultimately be used up as the repairs are completed. There may be equipment showing up on the site for this effort as well. Equipment and a tanker truck are anticipated to be on site for the fog seal application. This will occur after all the chip seal repairs have been completed. Once done, everything will be removed from the site. Which is currently anticipated by the end of September.

In the future staff will evaluate staging near residential areas - considering what work will occur, what will be stored, length of time and impact to nearby residents. Council will be briefed as to the plan going forward. But staff understands the impacts on nearby residents may warrant staging further away.

## 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: The new sanitary sewer piping in Lookout is nearly fully complete. The contractor is starting to install the new sewer piping in Tri-County Parkway from Lookout towards FM 3009. New asphalt paving has been placed on the west side of Tri-County Parkway between Corridor Parkway and Lookout. The contractor is beginning to do the street reconstruction on the east side of this segment of Tri-County parkway.



First Layer of Pavement



Second Layer of Pavement

#### **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 project is fully complete

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

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: The consultant continues to coordinate with private utility companies and refine the project elements. Staff has been working with the consultant on a new scope and fee for the project, based on Council's direction. Staff anticipates bring a revised contract fee 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**

No update – project is complete. 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:** No change from last update. 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 groundbreaking 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 JB SA Randolph. CPS is actively placing new utility poles to accommodate the widened road section. It was previously expected that the segment of road adjacent to the Air Force Base would lag behind the rest of the project, but it is now planned for the entire length from FM 78 to IH 10 to be completed at once. In the case that the necessary right of way for full build out cannot be acquired from JB SA, a modified, undivided section (still with two lanes in each direction) will be constructed for the interim.
- 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. Overall project is more than 90% complete. Final completion of the project is expected by the end of summer 2022.
- 4. I-35 NEX (I-410 South to FM 1103):** No change from last update. 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 and utility relocations continue. (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 construction or demolition. The westbound frontage road bridge over Cibolo Creek is open. 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: Staff continues to work with LAN to fine tune land use assumptions in advance of Comprehensive Land Use Plan update to ensure that projections are appropriate. LAN is making final adjustments to utility models. LAN is beginning to

incorporate future conditions into 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 and verified all data. Staff is now in the process of uploading data into the City's GIS system and downloading reports to assess the new PCI scores for all City streets and compare scores to the last assessment. This information will inform updates of the City's Street Maintenance and Capital Improvement Plan.

## **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 received System Admin training the week of July 18-22<sup>nd</sup>. Additionally, the City IT and project team will attend advanced training on reporting and configuration of the software in August 2022. The City of Schertz is projected to do a final acceptance of the software in August/September 2022.

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

### **2. Comprehensive Land Use Plan Update**

No change from previous 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 August.