

CITY COUNCIL MEMORANDUM

City Council Meeting: September 27, 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: Complete
- 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 have been completed, and the project is closed out.

2. Civic Center HVAC Replacement Project

- Project Status: Complete
- 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 completed all punch items and the project is 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. Holes in metal siding and roofing have been sealed to keep out wildlife. New door has been installed leading to old kennel area to keep out wildlife.

4. Building 10 Parks Renovation

- Project Status: Scope development phase
- Projected Completion: Unknown
- Estimated Cost: \$250,000
- Project Update: M&S Engineering is working on Architectural, Mechanical, Electrical and Plumbing plans

5. Kramer House Deck Replacement

- Project Status: Out for bid
- Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: Project scope has been created and is out for RFP

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.

Drainage Projects:

1. FM 78 South Channel Silt Removal

- Project Status: Design
- Design Engineer: Unintech Consulting Engineers, Inc.
- Project Start: September 2022
- Project Cost: \$32,100 (Design)
- Project Update: The design proposal was signed on September 1, 2022. Surveying is anticipated to be completed in November of 2022 and construction documents are anticipated to be complete by March 2023.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

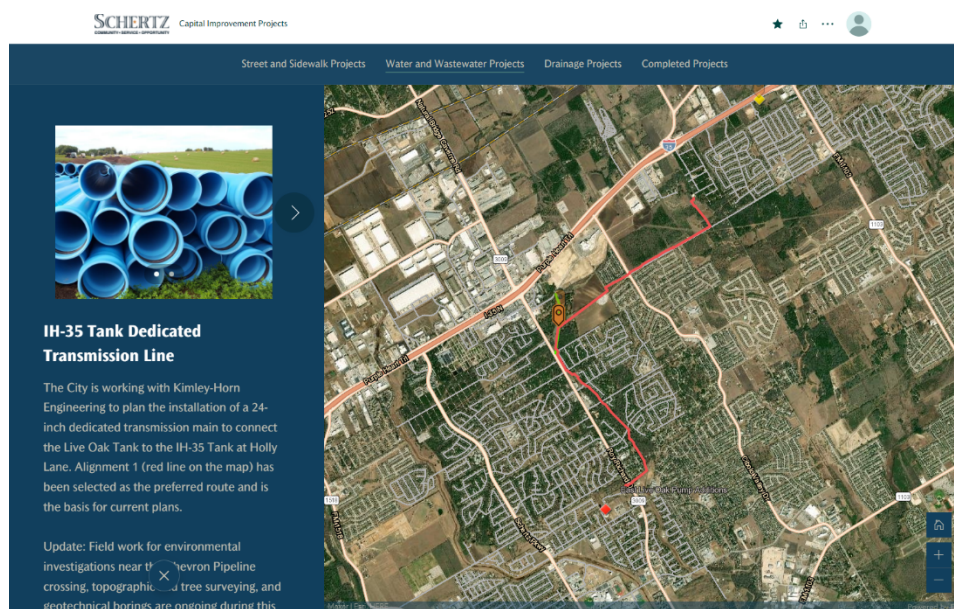
- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Construction Start: January 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million

- Project Update: Installation of the 14-inch forcemain running from the proposed lift station site to the CCMA plant is 95 percent complete. Ten of the eleven total borings have been completed. Installation of the 30-inch gravity pipe and manholes is approximately 7 percent complete. Excavation for the lift station wet well is scheduled to begin the week of September 26. The contractor continues to track delayed delivery of electrical components for the lift station which may impact the completion date of the project. Substantial completion remains contractually scheduled for January 2023 however, material and equipment delays will likely cause that date to shift by several months.

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 September. 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. Delay in easement acquisition and final design are due to property title research on several unplatted properties. A one-page summary will be provided to Council by the October Update Memo on easement acquisition needs and tree removal.

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 working with TXDOT to complete the Standard Utility Agreement. Once the agreement is in place, site acquisition will be finalized and the project will move to bidding and construction.

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: All 219 affected property owners are operating from new mains. The project is substantially complete with minor tasks required by the Contract.

5. 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 completing the easement acquisition for the 16" water line proposed across Aztec Lane. The joint bid design is pending final review by TXDOT. The latest update from TXDOT is that they are planning for a July 2023 letting date.

6. 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: January 7, 2023 (approx.)
- 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: The Contractor has started providing submittals for review and approval. Delay in the project start is due to long lead times of electrical equipment.

Street Projects:

1. 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 chip seal repairs are nearly fully complete. There are a couple of minor areas that need some touch up work. The contractor will be doing any final touch up, shortly in advance of the fog seal application. The fog seal application date has not been set yet. The oil suppliers are not blending/making the fog seal oil yet. Normally this oil is already being produced, but the start of production this year has been delayed until next month. Once the contractor is able to get the fog seal oil, he will get the application scheduled.

2. 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: Unfortunately, the new traffic signal installation at the Westchester intersection has been delayed again. One component of the signal, the battery backup unit, has not been delivered. We are unable to energize the signal without this unit. The electrical subcontractor is trying to get the unit from another source so the signal can be finished as soon as possible.

3. 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 Ashley Park/Savannah Square area. The repairs are underway in the Dove Meadows area now and should be complete by the end of the month. The final repair area is the area just north of Aviation Heights. Once those repairs are complete, the contractor can apply the slurry seal. The slurry seal application is expected towards the end of October.

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 at the end of October. This date has shifted some since our last report due to the asphalt repairs taking longer than expected to complete. 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 will be removed as any chip seal touch up is completed in the near future. 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. Once done, everything will be removed from the site. Which is currently anticipated by the end of October. This timeline also has shifted since our last report due to the unavailability of the fog seal oil at this time.

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.

4. 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 sewer line installation is progressing down Tri-County Parkway towards FM 3009. Piping has been installed up to the Guada Coma intersection. The contractor needs to set a new manhole in the intersection and make some connections to the existing sewer systems, so they will be some days that traffic may be disrupted at this intersection. Some testing has been successfully completed on the new piping. Staff is currently working with the contractor to complete the pipe testing in Lookout and in Tri-County up to just west of the Guada Coma intersection. The contractor plans to start the lime stabilization on the north side of Lookout next week. They plan to stabilize all of Lookout and the north side of Tri-County as they can with this next reconstruction effort. Paving is expected to occur in early October. The contractor is also working on a schedule to get the part of Tri-County where the paving has been mostly completed (all but the final surface layer) re-opened to two-way traffic. This is expected to occur in the very near future.

5. 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. They are also starting on the additional scope items that Council approved earlier this month with the revised Task Order Agreement.

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:** 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 scheduled let date for the project has been shifted to July 2023 (previously scheduled for September 2023). Acquisition of needed right of way from JBSA is still not complete however, in the case that the necessary right of way for full build out cannot be acquired, 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 fall 2022.
4. **I-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project is underway with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. TxDOT has communicated that significant construction activities are underway and are mainly occurring overnight to minimize impact to traffic through the corridor.
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.) Construction activity at the intersection of FM 1518 and IH-10 is heavy at this time. When construction is complete, that intersection will be fully signalized. 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 has approved the technical memos on land use assumptions and the existing wastewater system calibration and evaluation. LAN is currently finalizing future water demands for the water system model. That will lead to the identification of needed improvements 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: We have received the PCI inspection data from Fugro. Staff is reviewing the data and will be clearing up any questions/discrepancies with Fugro in the near future. Staff will give a presentation to Council outlining the results of this data collection effort and the data will be used to help refine the Roadway CIP.

Planning and Community Development Projects:

1. CityView Permitting and Development Software

The CityView software went live to the public on May 16, 2022. The City of Schertz is projected to do a final acceptance of the software in August/September 2022 after all go-live feedback has been addressed.

- 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 fall 2022.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Contractor is scheduled to begin installing point-to-point radios on City water towers the week of Oct 24th. IT and Public Works are working together to ensure that power and location specifications are being met. Supply chain issues continue to affect final deployment with some equipment not due until January 2023 or later. Final completion is expected to be mid to late spring 2023.

2. Council Chambers AV Upgrade

Contractor has advised that equipment deliveries are ahead of schedule and will be ready to begin work on December 14th, 2022. The project schedule calls for an 8-week time frame for completion. Council meetings during that time frame will need to be relocated. Minor alterations to the project to accommodate the use of the facility by Court have been discussed with the contractor and they will provide cost estimates specific to those new requirements.