

CITY COUNCIL MEMORANDUM

City Council Meeting: December 6, 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: Unknown. Project is on hold at this time.
- 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: Design 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: Partially complete.
- Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: Complete deck replacement was put out for RFP. No bids were received. All surface decking was replaced with additional minor structural repairs were done in house by the Facilities team at a cost of less than \$8,000.

6. Fleet Building Parking Lot

- Project Status: Permit phase
- Consultant: M&S Engineering
- Contractor: To Be Determined
- Project Completion: 2023
- Design Cost: \$93,500 (NTE)
- Construction Cost: \$200,000 (NTE)
- Project Update: Documents are being provided for City Staff to review in CityView.

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) + \$4,600 Drainage Report
- 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. After review of the preliminary construction documents, easement acquisition may be required. An additional services proposal is under review in order to confirm the anticipated silt removal channel cross section and ultimate easement width of the channel.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

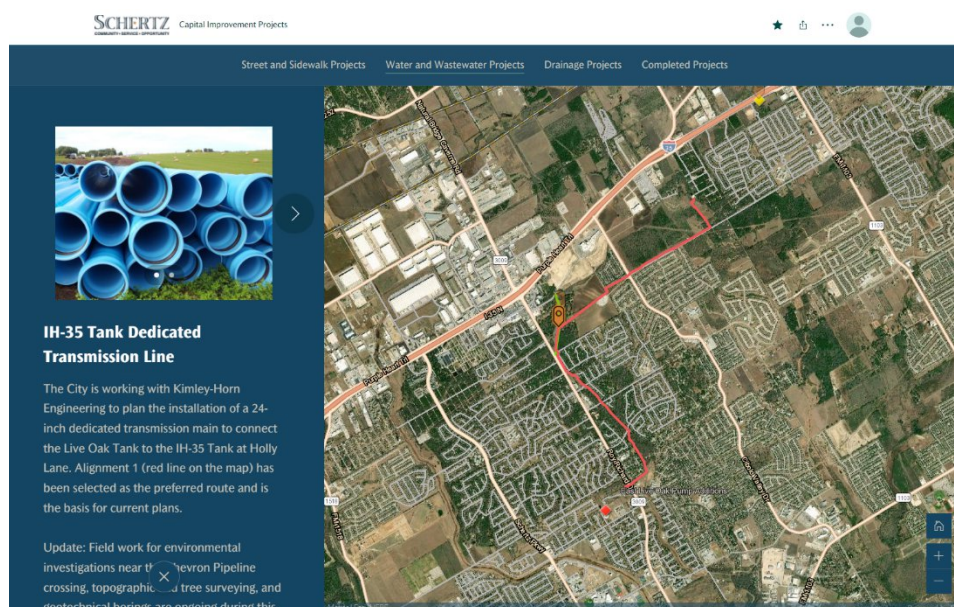
- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.

- 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 complete. Installation of the 30-inch gravity pipe and manholes is approximately 25 percent complete. The lift station wet well is under construction. 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: The final 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 November. 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 was be provided to Council by the October Update Memo on easement acquisition needs and tree removal. Easement appraisals have begun to be submitted to the City for review prior to land acquisition agents reaching out to property owners.

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. **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.

5. **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. An environmental proposal has been initiated in order to comply with federal funding regulations.

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: There are still some chip seal repairs that need to be completed. The weather has not been very cooperative in getting the repair work and fog seal application completed. The contractor is trying to develop a schedule to get the work completed in the next few weeks. The fog seal has been completed in the Greenfield Village subdivision.

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: The project is substantially complete. Some striping at the Westchester intersection is all that is left to complete. We expect the striping to be completed as soon as weather permits.

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: the project is nearly fully complete. Re-striping some areas of the completed streets are all that is left. The new slurry seal needed to cure for a couple weeks before striping could be applied. The striping will be scheduled when we have favorable weather.

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

The Live Oak staging area was being used for the 2020 SPAM Resurfacing Project (the slurry seal work). The large pile of “sand” and the construction equipment have all been removed from the site. For completion of the chip seal repairs and fog seal, a different staging area will be used by the contractor.

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 work is nearly fully complete. There are some sewer service laterals that need to be connected to the new system, but those can't be connected until the contractor is working on the south side of Tri-County Parkway. The recent rains have delayed the paving of the north side of Tri-County Parkway. Paving will resume as soon as the weather allows. Reconstruction of the south side of Lookout Road is expected to begin shortly. Once the paving on the north side of Tri-County is completed, traffic will be moved to the new pavement and work will begin on the south side of Tri-County. The project is expected to be complete in early January.

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. We have met with GVEC to pin down their needs to relocate the electrical facilities. We are in the process of setting up utility relocation meetings with the other utilities to identify their relocation needs. Our consultant has started on the water and sewer replacements design.

6. Schertz Parkway/Lookout Road Signalization

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Field survey work has been completed. The consultant is working on the new traffic signal design. Project should be ready to bid in early 2023.

7. Lookout Road Reconstruction

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Task Order Agreement with Halff Associates is on the December 6th Council Agenda for approval. With approval of the Task Order Agreement, the consultant will begin design of the project. Construction elements of this project will be coordinated with the Schertz Parkway/Lookout Road Signalization project. Design is expected to be complete in early 2023.

Parks & Recreation Projects:

1. Wendy Swan Memorial Park Splashpad

- Project Status: Under Construction
- Construction Start Date: September 29, 2022
- Construction Contractor: T.F. Harper & Associates
- Estimated Project Completion: March 2023
- Project Cost: \$297,350.09

- Project Status: Demolition of pool has been completed and new slab has been poured with integrated plumbing for splashpad features. Additional plumbing and electrical work are still to be completed.
2. **Cibolo Valley Medians Landscaping Project**
 - Project Status: Under Construction
 - Construction Start Date: November 28, 2022
 - Construction Contractor: CutRite Landscaping
 - Estimated Project Completion: January 2023
 - Project Cost: \$134,611.32
 - Project Status: Water service taps were installed by utility contractor in October and water meters were set. Irrigation piping is being installed in the medians this week.
 3. **Schertz Soccer Complex Irrigation Water Storage Project**
 - Project Status: Phase I Under Construction, Phase II pending schedule
 - Construction Start Date: October 2022
 - Construction Management: City staff
 - Construction Contractor: various subcontractors
 - Estimated Project Completion: March 2023
 - Project Estimated Cost: \$107,036.90
 - Project Status: Original single bid received over the summer was rejected due to being significantly higher than engineer's estimate. Project was phased out into various subspecialties and is being managed by city staff to contract individual subcontractors. Phase I included demolition of existing fence and placing of temporary fencing. Phase II is electrical work to bring panel up to code and add capacity for larger pumps. Awaiting schedule from electrical contractor.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** A groundbreaking ceremony was held on November 16, 2022 and the project is officially under construction. Anticipated completion of the project that runs from IH 35 to Rodeo Way in Cibolo is currently fall of 2026.
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 95% construction plans. The scheduled let date for the project is July 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. **IH-35 Operational Improvements Project (FM 2252 to Schwab Road):** This project included ramp reversals to improve the safety and flow of traffic on and off of IH 35 and the addition of VIA Park & Ride facilities. The project is now complete.
4. **IH-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 continues to be 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.

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 2023
- Total Project Cost: \$467,280 (NTE \$500,000)
- Project Update: Consultant is currently finalizing future water and wastewater demands for the system models. That will lead to the identification of needed improvements for development of the Capital Improvement Plan for the Impact Fee update. A meeting to review the outcome of identification of those improvements needed for each planning period (2030 and 2050) with staff is pending.

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: Nearly fully complete
- Consultant: Fugro, Inc.
- Project Cost: \$123,200
- Project Update: Field data collection and initial data verification have been completed. Staff received a summary report, PAVER software file, and sign data from the

consultant. Staff identified some discrepancies in the PCI summary report and has held a meeting with the consultant to discuss them. The consultant is re-reviewing the data collected on some streets and tweaking their analysis results accordingly. When this effort is completed, we will receive a revised PAVER software file and summary report.

Planning and Community Development Projects:

1. Comprehensive Land Use Plan Update

Staff is bringing the contract for the consultant to perform the update to Council for approval at the December 6, 2022, meeting.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Contractor has begun installing point-to-point radios on City water towers as of the week of Oct 31st. More than half the towers now have equipment mounted. Change orders covering scope changes have been approved. 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 15th, 2022. The project schedule calls for an 8-week time frame for completion. Council meetings during that time frame will be relocated. Minor alterations to the project to accommodate the use of the facility by Court were approved by Council.

Utility Billing Projects

1. Utility Bill Text Messaging Service

Service has been set up by Tyler Technologies. Currently staff is updating each account to enable the service. So far, 6,000 accounts have been set up for the service out of 12,000. Testing is expected early December with full service beginning by the end of December. Announcement of the new service will be done in coordination with the completed testing and include website, social media, and email notifications.