

CITY COUNCIL MEMORANDUM

City Council Meeting: February 7, 2023
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. Borgfeld Facility Renovation Project

- Project Status: Scope development phase/ Demo of existing drywall, insulation, HVAC system and water heater.
- Projected Completion: Unknown.
- Project Update: No change from last update. Project is on hold at this time. Project consists 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.

2. 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

3. 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. Items still pending include painting of deck boards, shrub removal, and landscaping.

4. Fleet Building Parking Lot

- Project Status: Permit phase
- Consultant: M&S Engineering
- Contractor: To Be Determined
- Project Completion: 2023
- Project Update: Site Plan Certification for project in process.

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 complete and preliminary construction documents were reviewed by November 16, 2022. An additional services proposal was authorized in order to confirm the anticipated silt removal channel cross section and ultimate easement width of the channel. The drainage report was received on January 27, 2023, and is currently under review by City Staff.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

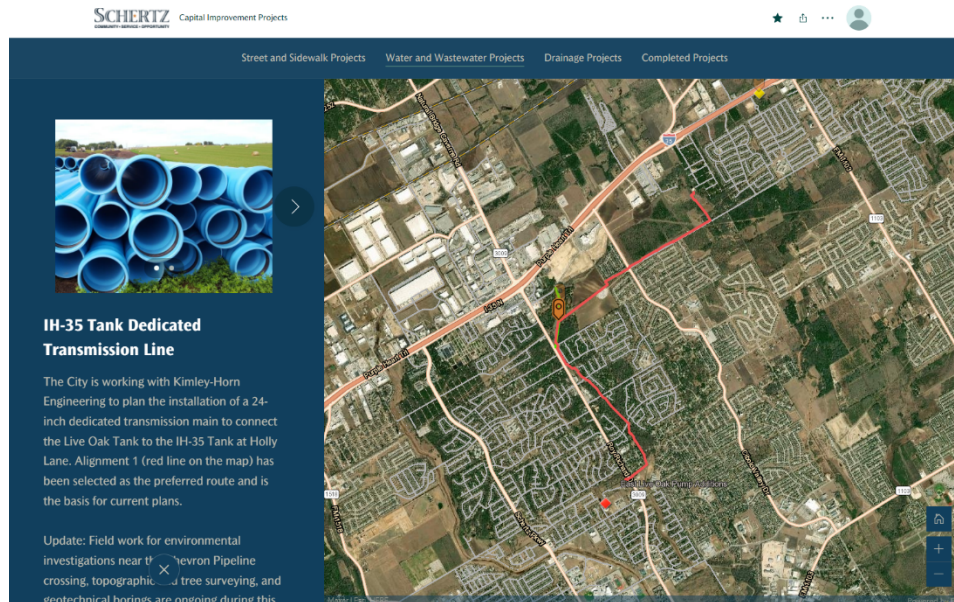
- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Construction Start: January 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: Installation of the 30-inch gravity pipe and manholes is approximately 45 percent complete. The lift station wet well and storage well are 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. Completion was initially scheduled for February 2023 however, material and equipment delays are causing the date to shift by several months – possibly to July 2023. Staff and the Contractor are investigating the feasibility of possible methods to be able to operate the lift station prior to final installation of complete electrical and control equipment installation.

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: Spring 2023

- 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 February. 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. Land acquisition agents have begun reaching out to property owners for easement related to temporary (construction) or permanent easements.

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: Half 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. Field work is complete for the environmental scope of work and a categorical exclusion was submitted to the EPA on December 23, 2022.

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 project has been completed. The fog seal has been applied on top of all the chip sealed areas. Staff will do a detailed inspection of the finished work this Summer to see if there are any warranty issues that need to be resolved.

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: Fall 2022
- Total Project Cost: \$1,964,000
- Project Update: The project is fully complete. Staff is waiting on the contractor to submit his final pay application so we can close the project out.

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
- Final Cost of Construction: \$1,905,701.32
- Project Update: The project is fully complete. Staff is waiting on the final pay application so the project can be closed out.

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 contractor is working on the final segment of street reconstruction in the project. Traffic on Tri-County Parkway has been routed onto new pavement and Lookout Road has been re-opened to two-way traffic. Lime stabilization of the final street segment is underway. After this segment is completed, a final two-inch layer of pavement will be applied to the entire street surface in the project area, completing the project. The contractor expects to have the project completed by the end of February.

5. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Preliminary utility replacement and street plans have been reviewed by Staff. Comments on the preliminary plans have been provided to the consultant. Staff presented the final architectural elements (street lights, benches, garbage cans, bike racks, screens, and signs) to the Main Street Committee and the Historical Committee. With approval from the two committees, the final plans for the architectural items are being created. The consultant is setting up meetings with the other “dry utility” companies to discuss the project and get feedback on the space they need to relocate underground. These initial meetings will be conducted individually, but will be scheduled successively over a one or two day period so the information can be shared efficiently.

6. Schertz Parkway/Lookout Road Signalization

- Project Status: Design
- Consultant: Halff Associates
- Project Status: 90% plans have been reviewed by Staff. Staff is now coordinating with Selma and reviewing the plans with them. Comments will be provided to the consultant to finalize the plans. Once the plans are complete, the project will be bid. Staff anticipates bringing an award recommendation to Council in March.

7. Lookout Road Reconstruction

- Project Status: Design
- Consultant: Halff Associates
- Project Update: Field survey work has been completed and the consultant has developed a preliminary alignment for the new sanitary sewer line. The consultant is checking for

conflicts with the other utilities and conducting field inspections of the existing curb and gutter to determine what needs to be replaced. Staff is coordinating with EDC to start public outreach on the project with the business owners. Feedback from the business owners will be used to help finalize the project plans.

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. Water play features have been installed and plumbing and electrical work are on-going to connect the controllers to the water play features.

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: Final inspections took place after a few plants were replaced after the hard freeze. Project is complete.

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 was electrical work to bring panel up to code and add capacity for larger pumps and is completed. Phase III is replacing the well pump and piping and bids have been received and the work is being scheduled.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** No change from initial construction project update. 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 98% construction plans. The scheduled let date for the project remains July 2023. Acquisition of needed right of way from JBSA appears to be proceeding positively so that full build out can be completed without the need for an interim solution along that stretch of roadway.
3. **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.

Utility coordination work for the northern segment of the project is underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for costs of all needed relocations except for any upsizing or improvements above current conditions.

4. **IH-10 Graytown Road to Guadalupe County Line:** Grading for the widening of the main lanes and utility relocations continue. Work on the FM 1518 bridge over IH 10 will begin in earnest when the bridge is closed to traffic on February 4. The closure and associated detours (west to Pfeil and east to Trainer Hale) are anticipated to remain through February 26 (weather-dependent). At that time, the bridge will be open for through traffic and the intent is for temporary traffic signals to be in place (the signals may be delayed depending on coordination with electric utility work). There will be additional traffic rerouting at the intersection as the rest of the bridge structure work is done. Final completion of the bridge including turnarounds and full signalization is expected in summer 2023.

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: Staff is currently reviewing the proposed water and wastewater improvements identified as needs for immediate, 2030, and 2050 planning periods. The outcome of this effort will result in the Capital Improvement Plans, the costs of which will then be used for calculation of new maximum capital recovery fees for water and wastewater service.

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: Staff reviewed a draft summary report and met with the consultant to go over some discrepancies in the data. The consultant has been reviewing and making some corrections to the data. A revised PAVER file and summary report is expected to be sent to Staff this week.

Planning and Community Development Projects:

1. Comprehensive Land Use Plan Update

With City Council Approval on December 6, 2022, a contract has been executed with Freese and Nichols, Inc. For their professional services on the Comprehensive Plan amendment. Staff met on January 25, 2022 to discuss process and preparation for staff/consultant kick off meeting.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

No changes since last update. 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

Work began December 16th. The Dias countertop has been removed and the bulk of the wiring modifications have been completed. Most equipment is onsite and is currently being programmed and installed in the rack. 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.