

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 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 as this project is on hold. A more preferable option for providing additional office space has been found. If a decision is made to utilize that option, a decision will be made as to what to do with this building.

2. Building 10 Parks Renovation

- Project Status: Design phase
- Projected Completion: Unknown
- Estimated Cost: \$250,000
- Project Update: City Council approved an expanded scope with M&S Engineering at the March 7 meeting. Staff does not yet have an estimate from M&S as to how long the additional design work will take.

3. Kramer House Deck Replacement

- Project Status: Partially complete.
- Previously Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: Bids are being received for minor repairs, painting of deck boards, and adding steps. Staff has begun receiving quotes from contractors/vendors.

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. A proposal is under review for professional services relating to the replat of the subdivision, as four lots are currently being used as one purpose.

Drainage Projects:

1. FM 78 South Channel Silt Removal

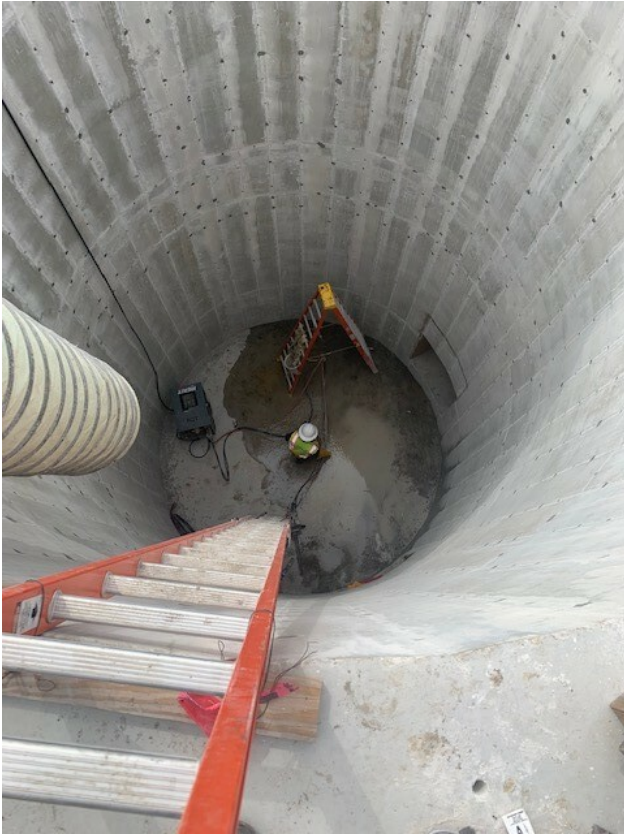
- Project Status: Design
- Design Engineer: Unintech Consulting Engineers, Inc.
- Project Start: September 2022
- Project Cost: \$32,100 (Design) + \$4,600 Drainage Report
- Project Update: The construction documents are completed. This project is expected to move into the bid phase in April.

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 62 percent complete. The lift station wet well and storage well are under construction and installation of the line connecting the two is being completed.

Woman Hollering Creek Wastewater Project:



view into lift station storage well – 36' deep



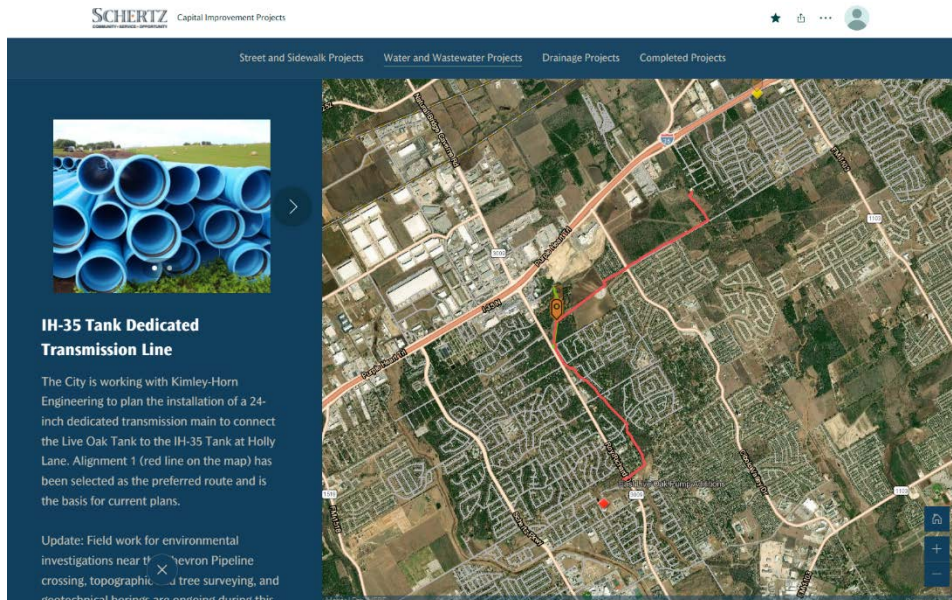
30" pipe with spacers to be inserted in casing below Trainer Hale Road

- Issues:
 - (No update since last report.) 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) was completed in March 2021. Phase 2 (construction design) is nearing completion.

- Project Status: Design Phase – moving into Easement Acquisition Phase
- Consultant: Kimley-Horn & Associates
- Design Project Start Date: June 1, 2021
- Phase 2 Project Completion Date: Spring 2023
- Project Cost (Phase 2 Design): \$1,508,875.50 (Easement Acquisition): \$900,000



- 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 April. 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 been initiated. Land acquisition agents have begun reaching out to property owners for easement related to temporary (construction) or permanent easements. Three property owners have agreed to the initial offer letters, which is related to the Council agenda item for land acquisition.

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: Council approved the Standard Utility Agreement (SUA) with TxDOT. Site acquisition is planned to be finalized by May. Once acquired and any necessary platting conducted, 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: Spring 2023
- 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. A Standard Utility Agreement is being completed for reimbursement of a 10” sewer line that is currently located within an easement.

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: Original date January 7, 2023 (approx.). Project is delayed due to federal regulation uncertainty related to grant funding requirements – see update below.
- Expected Project Completion Date: 550 calendar days after construction begins
- Total Design Cost: Design \$466,265.00
- Total Construction Cost: \$7,028,017.00
- Project Update: Staff continues to await clarification from the Federal Government regarding compliance relating to American and Steel preferences of the Build America, Buy America Act. Staff is also awaiting a response to application for a categorical exemption of the project by the EPA (request was submitted December 23, 2022).

Street Projects:

1. Tri-County Parkway Reconstruction Project

- Project Status: Construction
- Consultant: Halff Associates
- Construction Start: Spring 2022
- Estimated Cost of Construction: \$4,900,000
- Project Update: Final paving on the project was completed last week. The project is almost fully complete. The contractor is completing a few minor items; backfilling; placing sod; and other clean-up and project end items.

2. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: 70% plans have been submitted to Staff for review. Staff is currently reviewing the plans and creating comments. The plan set is large, so it will take a little time to complete the plan review. Staff expects to have the plan review completed around the middle of this month. Utility coordination efforts are on-going. GVEC has provided a draft utility relocation agreement with cost information. Staff is reviewing the agreement and costs and expects to bring the agreement to Council for approval later this month.

3. Schertz Parkway/Lookout Road Signalization

- Project Status: Design
- Consultant: Halff Associates
- Project Status: Final plans are nearly complete. Staff expects to bid the project this month and bring a contract award recommendation to Council early next month.

4. Lookout Road Reconstruction

- Project Status: Design
- Consultant: Halff Associates
- Project Update: 70% plans are expected to be received this month for staff review. The consultant is identifying utility conflicts and contacting utility companies to explain the project and provide guidance on relocation to clear the planned construction. This month, Staff will be working with EDC to start the public outreach effort with the businesses in the industrial park area. As the design progressed, some project scope increase was identified. Some minor widening at the Schertz Parkway and Doerr Lane intersections is desirable to better accommodate turning movements for trucks. It is also desirable to fill in the missing sidewalk gaps in the project area. While this would add some cost to the project, Staff feels there is adequate project budget to cover these costs. These scope increases were presented to the EDC Board last month and the Board agreed with pursuing them. The additional work is being incorporated into the 70% 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. The pump equipment foundation was poured, and the equipment enclosure is complete. The splashpad surface paint is completed and the logo will be painted this week. Training for the controllers is pending scheduling.

2. 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:** The project has been officially under construction since November 2022. Anticipated completion of the project that runs from IH 35 to Rodeo Way in

Cibolo is currently fall of 2026. Project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)

2. **FM 1518 Improvement Project:** TxDOT is finalizing Plans, Specs, and Estimates (PS&E) for the project. 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 continues 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. Current activities visible in Schertz include the occurrence of geotechnical borings the results of which will provide data to be used to design columns for the elevated lanes and other structural elements of the project.

Utility coordination work for the northern segment of the project is also 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.

Updates about the project can be obtained by signing up at the following link: [I 35 NEX Project Updates](#)

4. **IH-10 Graytown Road to Guadalupe County Line:** Work for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Final completion of the bridge including turnarounds and full signalization is expected in summer 2023.

Updates regarding the IH 10 project are available by signing up at the following link: [IH 10 Expansion Information](#)

Note: If links do not work, please contact engineering@schertz.com.

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: No significant change from last update. Staff has continued to work with consultant to properly identify likely project 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 2023
- 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: The revised PAVER data file has been received. Staff is working with IT to get the revised file uploaded so the data can be used. The new PCI data will be used to identify future resurfacing projects and to update the streets CIP.

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 with Freese and Nichols on March 27, 2023, for the staff/consultant kick off meeting which included a staff-led study area tour of the City. This was the first step in the Comprehensive Land Use Plan Update and established goals, responsibilities, and processes for the project.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

It has been discovered that two towers need additional mounts installed for the radio equipment (IH-35 and Nacogdoches). The vendor has provided quotes for the required work and Council authorized the increase in contract amount on March 28. There is also a need for hydro trenching at the Nacogdoches tower. Supply chain issues continue to affect final deployment. Final completion is expected to be mid to late spring 2023.

2. Council Chambers AV Upgrade

Work began December 16th. The new Dias countertop with 11 seats has been installed as of March 27th. The bulk of the wiring modifications have been completed. The remaining work deals with programming the software and setting up the live streams. Council meetings during this time are still being relocated. Minor alterations to the project to accommodate the use of the facility by Court were approved by Council.