

CITY COUNCIL MEMORANDUM

City Council Meeting: May 2, 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 the additional scope of work to include the bay area of the building.

3. Kramer House Deck Replacement

- Project Status: Partially complete.
- Previously Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: All surface decking was replaced with additional minor structural repairs that 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, landscaping, and adding steps. Staff has selected to contract with Supreme Remodeling to add stairs to the front of the building and painting the deck boards. Landscaping will take place after the deck remodel is complete.

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: Bidding
- Design Engineer: Unintech Consulting Engineers, Inc.
- Project Start: September 2022
- Project Cost: \$32,100 (Design) + \$4,600 Drainage Report
- Estimated Construction Costs: \$255,855 base bid (+\$136,104 Alt 1, +\$56,500 Alt 2)
- Project Update: The construction documents are completed. A pre-bid conference was held on April 13th, and the project was put out to bid on May 11, 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 30-inch gravity pipe and manholes is approximately 80 percent complete. The lift station wet well and storage well are under construction and installation of electrical conduit at the lift station site has begun.

Woman Hollering Creek Wastewater Project:



Placement of 30" carrier pipe into 48" steel casing crossing Woman Hollering Creek



Electrical conduit installation at lift station site

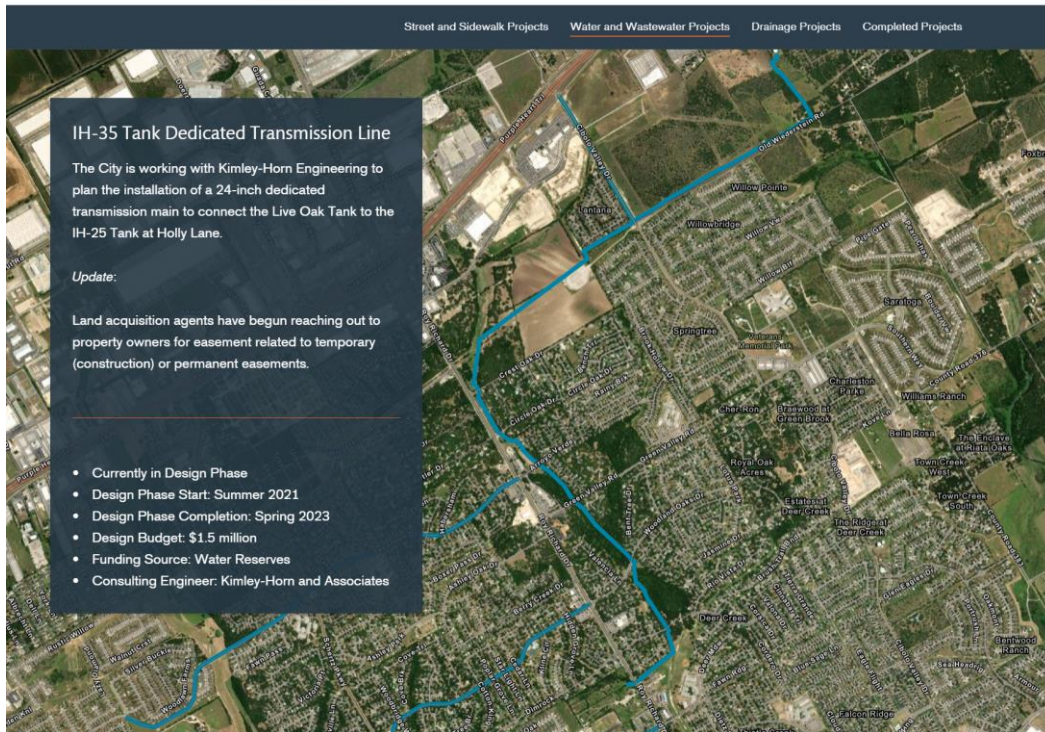
- Issues:

- (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 August 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 can be seen on the City web site CIP Map. 100% design was received in April and is in review by Staff. 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 authorized by Council and initiated. Land acquisition agents continue to reach out to property owners for easement related to temporary (construction) and permanent easements. Meetings have been held and others are scheduled with HOA representatives (Greenshore and Arroyo Verde) to discuss the needed easements and impacts to the property. Several property owners have agreed to the initial offer letters.

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 2023
- Total Project Cost (Design Phase): \$129,795 (NTE \$143,000)
- Estimated Construction Cost: \$2,388,705
- Estimated Property Acquisition: \$300,000
- Project Update: Council approved the Standard Utility Agreement (SUA) with TxDOT. Site and easement acquisition has been authorized by Council and is planned to be

finalized in May. After any necessary platting and permitting, 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: 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: The EPA communicated that a requirement of the federal funding includes adherence to American Iron and Steel (AIS) provisions and the Buy American, Build American (BABA) Act. Because this project was commenced prior to the City’s knowledge of those conditions, the project is eligible for a Public Interest Waiver of those requirements. Requests for the waivers were submitted on April 25. It is anticipated that the review by the EPA and the US Office of Management and Budget of those requests will take 30 to 45 days. Staff continues to await 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
- Cost of Construction: \$4,900,000
- Project Update: The project is almost fully complete. The contractor is completing a few minor items – backfilling, hydroseeding, and other clean-up and project end items.

2. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Staff is reviewing the 70% project plans. 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 in late May.

3. Schertz Parkway/Lookout Road Signalization

- Project Status: Design
- Consultant: Halff Associates
- Current Estimated Construction Cost: \$300,000 (\$100,000 of which will come from Selma)
- Project Status: Final plans are nearly complete. The plans will be completed once the proposed widening at the intersection has been identified. The proposed widening will dictate where the signal poles will be located. All other comments on the plans have been addressed by the consultant.

4. Lookout Road Reconstruction

- Project Status: Design
- Consultant: Halff Associates
- Current Estimated Construction Cost: \$6 million
- Project Update: Staff has coordinated with the City of Selma and they agree with the proposed scope increase (intersection widening) that was reported last month. The consultant prepared a revised cost estimate for the project based on adding the intersection widening and completing the missing sidewalk segments. As the design began on the two scope increases, addition of sidewalk triggered the need for retaining wall construction and additional utility relocations. Construction prices also continue to increase. As a result, the estimated project cost has increased significantly. On April 27th, Staff presented a summary of the increased cost to the EDC Board. Based on the Board's direction, the project will proceed accordingly.

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 there was an error with the logo template, so a new one is being created; still pending scheduling. Training for the

controllers is pending scheduling. A new swing with integrated shade is going to be added to the park and restroom renovations are still on-going.

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. No change since the last update.

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:** No change from last update. 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.

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: LAN is making revisions to the wastewater Capital Improvement Plan based on updated information provided by Staff due to changing patterns of development judged to be significant. Once complete, the Capital Improvement Plans will be submitted for final review.

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: No change since last 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

The new Comprehensive Land Use Plan is underway. Planning staff, with the help of GIS has been providing Freese and Nichols with maps and data. The first Comprehensive Plan Advisory Committee is tentatively scheduled for the end of May. This meeting will be an introduction for Freese and Nichols, as well as a presentation on existing conditions, issues, and big ideas. More details on the meeting will follow as they develop.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Council has approved the IH-35 tower modifications and the required trenching at Nacogdoches. Vendor is aware and will schedule construction as soon as possible. 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. Council meetings have resumed in the Council chambers with temporary microphones until the new ones arrive. Minor alterations to the project to accommodate the use of the facility by Court were approved by Council.