

CITY COUNCIL MEMORANDUM

City Council Meeting: July 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: No change from last 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: No change from last 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 J&J Painting to add stairs to the front of the building and painting the deck boards. Services should start within 2 weeks 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: No change from last 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. Awaiting completion of replat. M&S Engineering will assist design scope of work.

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
- Construction Costs: \$172,587.31 base bid, \$268,545.00 alternate in lieu
- Project Update: The project was bid on May 11, 2023. Stout Excavating Group submitted the low base bid and C3 Environmental submitted the low bid with alternative in lieu. Construction contract is to be awarded in July due to access easement acquisition.

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 90 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:



electrical conduit at lift station site



dewatering of trench for installation of gravity main on west side of FM 1518

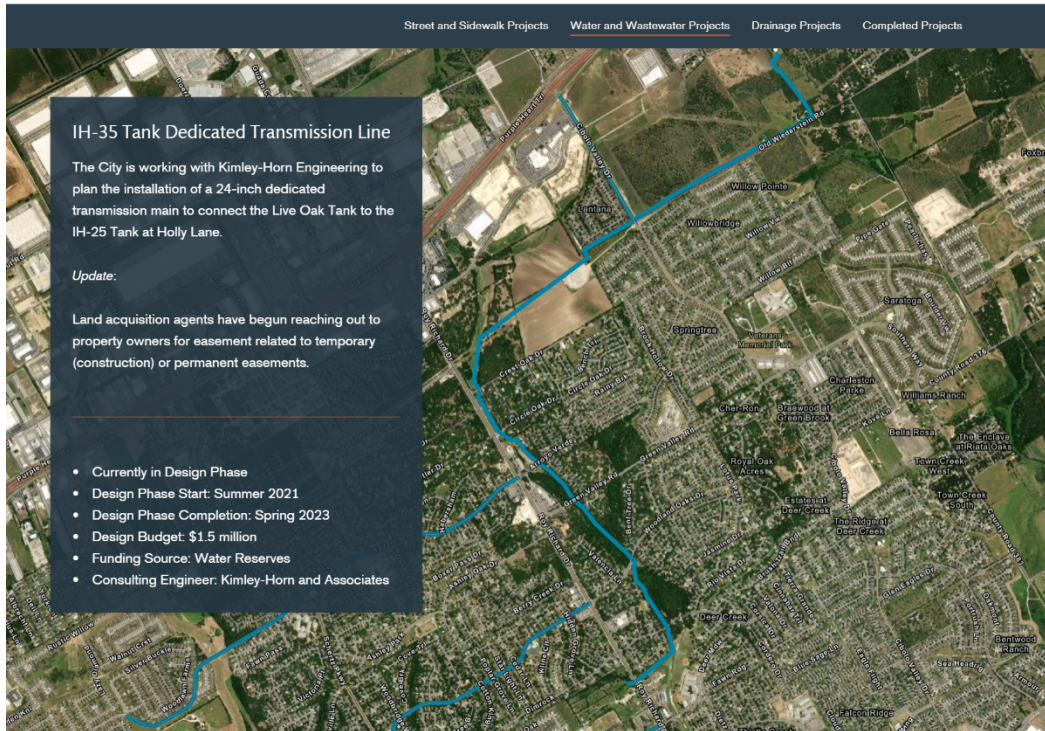
- Issues:

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 continue to cause the date to shift. Recently, the electrical subcontractor shared notification from the electrical supplier that a transfer switch that is part of the motor control center gear is delayed until the end of September. Installation and completion will take three weeks after arrival of the switch. Staff and the Contractor are investigating any available options to expedite the completion of the 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: Summer 2023
- Project Cost (Phase 2 Design): \$1,508,875.50 (Easement Acquisition): \$900,000



- Project Update: No change from June 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. It should be noted that while the design is indicated to be at 100%, minor changes are still possible and the design will be updated as appropriate. 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. Several property owners have agreed to the initial offer letters. Meetings have been held and others are planned with HOA representatives (Greenshire and Arroyo Verde) to discuss the needed easements and impacts to the property. Staff is working with the design team to make modifications to the specific alignment through HOA greenbelts based on feedback from those communities.

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 July. 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 has completed final review by TxDOT. The latest update from TxDOT is that they are planning for a July 2023 letting date. Advance Funding Agreements for the joint bid portion of the project and a Standard Utility Agreement for reimbursable work was approved by council and is being routed for signatures.

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: Construction Phase
- Construction Contractor: Pesado Construction Company, Inc.
- 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 was anticipated that the review by the EPA and the US Office of Management and Budget of those requests will take 30 to 45 days. As of June 28, there is no update on the status of the waiver requests. Staff also continues to await a response to application for a categorical exemption of the project by the EPA (request was submitted December 23, 2022). The construction contractor has agreed to hold costs through August, so a decision regarding a path forward for the funding of the project will be determined within the next month.

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 punch list items are nearly fully complete. The contractor is re-grading and re-seeding some areas disturbed by the project. Staff expects to issue the final payment to the contractor this month.

2. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Utility coordination efforts are on-going. Staff is providing feedback to the consultant on some of the plan elements. Staff is also working on funding sources for the project.

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 is waiting on direction from the Board on how to proceed with the project's additional elements (sidewalks and widening). Staff attended the Board meeting on the 29th to get clear direction from them on how best to proceed with the project.

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: Splash pad construction is 99% complete. Training for the controllers is scheduled for July 11 as we are still waiting on a replacement control board for the UV filter to be delivered and installed. A new swing with integrated shade was added to the park for an additional cost (funded through General Fund Parks budget) and restroom renovations are still on-going. We are currently scheduling plumbing and electrical

contractors to make restroom repairs. The basketball courts had new goals installed and were repainted (and pickleball lines were striped to make it multi-use) also from the General Fund Parks Budget. The goal is to have a soft opening mid-July with a Grand Opening of August 1. The splashpad would remain open daily 9 am – 9 pm until October 31.

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. Project is on a brief hold while we push on the splashpad project.

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. Unexpected utility conflicts are currently causing delay of the overall project. Updates will be shared as available from TxDOT. General project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)
2. **FM 1518 Improvement Project:** The scheduled let date for the project has been rescheduled to October 5, 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: No change from June 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. The technical memo on the water model is currently in review with Staff. 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: Staff is working with IT and our consultant 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

Focus Group meetings have been scheduled for the first two weeks of July. The focus groups will consist of HOA's (7/06) Boards and Commissions (7/06), JBSA/RAFB (7/10), Business & Developers (7/11), and the city's Staff Development Review Team (7/12). A detailed update will be sent to City Council reiterating this information along with a timeline of tentative dates and milestones for the process. The next Comprehensive Plan Advisory Committee (CPAC) meeting will be in July, and it will be a joint session between the Planning and Zoning Commission and City Council. Freese and Nichols will have an interactive presentation and staff will organize it as a Public Hearing. There will be CPAC invites sent to the various city Boards and Commissions as well as select Department Heads in the event they would like to participate, give input, or just to be present and listen to the discussion.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Vendor was here last week installing radios at Northcliff, Scenic Hills, and Pickrell Park. While progress is being made, we continue to fight supply chain issues. Vendor will return once the trenching is complete at Nacogdoches. Final completion is expected to be summer 2023.

2. Council Chambers AV Upgrade

We are still working with vendor on the remaining punch list items. Most issues have been corrected and vendor has been working with us on the remaining items. Microphones are expected to ship mid-month July and then there will be additional programming required when they arrive. Council meetings will continue in the Council chambers with temporary microphones until the new ones arrive.