

CITY COUNCIL MEMORANDUM

City Council Meeting: September 5, 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. City staff is currently reviewing the scope of work provided by M&S. Next step is finding a contractor and funding.

3. Kramer House Deck Replacement

- Project Status: Partially complete.
- Previously Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: Work on deck is complete. Waiting for cooler weather to begin working on the landscaping.

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: Efforts to secure the necessary access easements are still ongoing.

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 98 percent complete. The lift station wet well and storage well structures are complete. Construction and installation of electrical equipment slabs and conduit at the lift station site continues.
- Issues: Current substantial completion expected late 2023.

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: Pre-100% design plans are complete. Easement acquisition was authorized by Council and initiated. Land acquisition agents reached out to property owners for easement related to temporary (construction) and permanent easements. Several property owners agreed to the initial offer letters. Meetings have been held with HOA representatives (Greenshire and Arroyo Verde) to discuss the needed easements and impacts to the property. Staff will work with the design team to make modifications to the specific alignment through HOA greenbelts based on feedback from those communities. Project put on pause until staff has adequate time to fully consider modified alignment and coordinate with HOAs.

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: UEG is completing the easement and site acquisition documents for final offer and acceptance from the property owner. They are also addressing some revisions requested by TxDOT on the Standard Utility Agreement (SUA). Once these items are complete the project will move into public bidding stage.

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 making final revisions to the joint bid plans per TxDOT comments. The latest update from TxDOT is that they are planning for an October 2023 letting date. Payments for the water and sewer construction as part of the joint bid efforts and Advance Funding Agreements have been paid to TxDOT. Bid documents are being assembled for the non-joint bid work. An October bid date will likely be set for this portion of the project.

5. Corbett Ground Storage Tank

Overall project intent is to construct a new 3-million-gallon ground storage tank on Ray Corbett Drive. The ground storage tank (GST) will be used to fill the Corbett Elevated Storage Tank, the East Live Oak Elevated Storage Tank, and have additional water storage capacity.

- Project Status: Pre-Construction Phase
- Consultant: Unintech Consulting Engineers
- 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: As of August 29, 2023, Staff is still awaiting response and instruction from the EPA regarding requested waivers from American Iron and Steel (AIS) provisions and the Buy American, Build American (BABA) Act and the application for categorical exemption for the project (related to the grant funding). After several meetings with EPA staff, and consultation with the project engineer (Unintech), Staff plans to proceed with construction under the assumption that the waivers will not be granted. A change order will be processed for the Contractor to procure materials that meet AIS and BABA requirements, and other cost increases due to the delays experienced while waiting for grant-related issues to be resolved. At this time anticipated changes are within the not-to-exceed amount of funding approved by Council.

6. FM 2252 Utility Relocations

Overall project intent is to relocate the water utilities to avoid conflicts as part of the TxDOT FM 2252 Project. The current contract is for the design services of the project.

- Project Status: Construction Phase
- Consultant: Unintech Consulting Engineers
- Design Project Start Date: May 2022
- Expected Design Project Completion Date: September 2024
- Total Design Cost: \$19,617.50
- Total Construction Cost: \$247,053.50 (NTE \$275,000)
- Project Update: Utilities have been relocated by CC Carlton and the City has conducted a final walk through. Close-out documents including the warranty bond are being assembled to complete the project.

7. Water Loop Lines

Overall project intent is to install 12” water lines to provide a looped distribution system from Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road

- Project Status: Design Phase
- Consultant: Unintech Consulting Engineers
- Design Start Date: July 2022
- Total Design Cost: \$ 186,973.00 (NTE \$200,000.00)
- Estimated Construction Cost: \$ 4,400,000.00
- Project Update: Unintech has submitted a 60% plan set to the City for review. Right of Entry and easement acquisition efforts are ongoing.

Street Projects:

2. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Our consultant is coordinating with utility companies to refine the conflicts and gather information about the future utility relocations. GVEC is re-checking their relocation plans and updating their relocation costs. Staff anticipates having more detailed meetings with the utility companies and finalizing the water and sewer replacement plans.

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: Nothing new to report.

4. Lookout Road Reconstruction

- Project Status: Design
- Consultant: Halff Associates
- Current Estimated Construction Cost: \$6 million
- Project Update: Consultant has completed some additional survey work and has reached out to all the utility companies with more detailed project information to identify any remaining utility conflicts in the project. We're in the process of securing "right of entry" from the properties at the intersection corners so more detailed surveying can be done to fully identify the additional right-of-way needs and how best to widen the intersection. The consultant is also working on the sidewalk design. We hope to have plans completed by early November.

5. 2023 SPAM Resurfacing

- Project Status: Construction
- Estimated Construction Cost: \$195,000
- Project Update: The contractor plans to begin work on the project on October 2nd. The project will not take very long, just a few days, to complete.

6. 2023 Trainer Hale Repairs

- Project Status: Construction: \$130,000
- Project Update: The contractor expects to begin construction in early September. The contractor anticipates completing the repairs in a week.

7. 2023 Windy Meadows Overlay

- Project Status: Construction
- Estimated Construction Cost: \$340,000
- Project Update: The contractor, Clark Construction, expects to start the project in mid-September. The project is expected to be completed in a couple weeks. The longer duration for this project is due to the concrete valley gutter replacement. After the new

valley gutter is poured, it will need to cure for a few days before the rest of the work can be completed.

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: October 2023
- Project Cost: \$297,350.09
- Project Status: Splash pad construction is complete, and the Grand Opening was held on July 31. The restroom repairs are on-going. Rough-in electrical and plumbing is 95% complete and installation of the interior walls are scheduled to begin the first week of September. The temporary restroom trailer is still in place. The splashpad will remain open daily 9 am – 9 pm until October 31 (weather permitting.)

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 2024
- Project Estimated Cost: \$107,036.90
- Project Status: Original single bid received in the summer of 2022 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. The goal is to circle back with contractors and revise bids in September to get the project going again.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** Unexpected utility conflicts are still causing delay of the overall project. While construction officially began in November 2022, and was expected to be complete in fall 2026, at this time, a date for roadway construction to resume is unknown. 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 is scheduled for October 5, 2023. A report of the letting should be shared in next month's project update. 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. Staff expects submittal of the final water and wastewater Capital Improvement Plans from LAN at the end of August. Following any comments and revisions after Staff review, the consultant will begin the impact fee calculation phase of the project.

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 consultant is working with IT and GIS to get the revised data configured in the manner we want it and the GIS map layer created in our system.

Planning and Community Development Projects:

1. Comprehensive Land Use Plan Update

The update is moving forward as planned with the website, survey, and interactive map live for public participation. It has been live for approximately 5 weeks and so far, there are 80 survey responses and 28 total interactive map comments. The interactive map has a feature available to the public that shows all public comments submitted anonymously which allows the public or Council to view them at any time to learn what others are contributing. Freese and Nichols, the firm hired by the city to assist staff with updating the plan, will be looking to engage with the community one more time. The format and the nature of this engagement has not been determined at this time but will likely take place in the month of October to coincide with the National Community Planning Month. The next Comprehensive Plan Advisory Committee (CPAC) meeting will be held on Wednesday, September 27, 2023, and will be a public hearing and anyone with interest will be invited to attend and give input.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Vendor is here this week installing radios and switches at Live Oak, Nacogdoches, Scenic Hills, I-35, and Corbett. Cameras are currently being programmed for installation. Final completion is expected to be end of year 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 issues. Microphones are here and the additional programming required will start next week. Council meetings will continue in the Council chambers with temporary microphones until the programming is complete. Permanent microphones received and set up for use. Staff is working with vendor to set up Court functionality. City staff working on SOPs for operational use on control panels. City staff will receive general function training from vendor prior to project completion. Estimated project completion date is end of September 2023.