

CITY COUNCIL MEMORANDUM

City Council Meeting: October 10, 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 to use as office space.
- Projected Completion: Unknown.
- Project Update: No change from last update. The building is secured. Staff is pursuing alternate plan involving a partnership with Guadalupe County for use of office space at their FM 78 facility. Upon finalization of that agreement, staff will provide a recommendation on what to do with this building.

2. Building 10 Parks Renovation

- Project Status: Design phase
- Projected Completion: Unknown
- Estimated Cost: \$250,000 initial cost
- 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: Deck work is complete including the addition of stairs and painting. City staff will begin trying to get a contract for landscaping now that cooler weather has arrived.

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: Easement Acquisition and Construction
- 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: No Change - 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 and 18-inch gravity pipe and manholes is complete and testing is ongoing. 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: The project is on a hold while staff works on other projects. Following is the most recent update from where the project will be resumed when adequate time is available.
 - Pre-100% design plans are complete. Plans will be reviewed and updates made as necessary once project construction phase nears. 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.

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 included identification of a new site for the lift station, design of the new lift station, and design of the abandonment of the existing lift station.

- Project Status: Design and Property Acquisition
- Consultant: Utility Engineering Group, PLLC (UEG)
- Design Project Start Date: August 2020
- Expected Design Project Completion Date: 2023
- Total Project Cost (Design Phase): \$129,795 (NTE \$143,000)
- Estimated Construction Cost: \$2,388,705
- Estimated Property Acquisition: \$300,000
- Project Update: Resolution 23-R-105 is set for October Council meeting to approve the purchase of the lift station site and necessary easements for a Not to Exceed amount of \$300,000.

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/Bid
- Consultant: Half Associates
- Design Project Start Date: June 2021
- Design Project Completion Date: Spring 2023
- Total Project Cost (Design Only): \$548,370 (NTE \$600,000)
- Project Update: TxDOT is still planning for an October 2023 letting date. City relocation plans and agreements have been approved for the joint-bid project. TxDOT has asked the City to include the relocation of a backflow device for RAFB as part of a non-joint bid project which will be reimbursable through TxDOT. A contract for design services for that relocation is expected to be on the October 17, 2023 Council Agenda.

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 October 3, 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). Staff continues to consult with EPA staff and the project engineer (Unintech) to address options to move the project forward. Cost increases due to the delays experienced while waiting for grant-related issues to be resolved are expected. At this time anticipated changes are still expected to be 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
- Consultant: Unintech Consulting Engineers
- Design Project Start Date: May 2022
- Construction Substantial Completion Date: September 2024
- Total Design Cost: \$19,617.50
- Total Construction Cost: \$247,053.50 (NTE \$275,000)
- Project Update: No-Change - 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
- 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: 60% plan set comments have been sent back to consultant to incorporate into 90% design. Right of Entry and easement acquisition efforts are ongoing.

8. IH 35 NEX-North Utility Relocations

Overall project intent is to relocate water and sewer utilities to avoid conflicts as part of the TxDOT IH 35 NEX-North Project. The current contract, authorization for which is on the October 10, 2023, Council Agenda, is for the design and easement acquisition services of the project.

- Project Status: Design
- Consultant: Halff Associates
- Design Project Start Date: October 2023
- Expected Design Project Completion Date: Summer 2024
- Total Project Cost Design and Easement Acquisition Services: NTE \$1,250,000
- Project Update: Resolution 23-R-106 is set for October Council meeting to approve the contract for design and easement acquisition services for Halff Associates

Street Projects:

2. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: Consultant is coordinating with utility companies to refine the conflicts and gather information about future utility relocations. GVEC is re-checking relocation plans and updating costs.

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 continued to make progress on the project plans. It is expected that 90% plans will be complete and submitted to the City for review in the next couple of weeks.

5. 2023 SPAM Resurfacing

- Project Status: Construction
- Construction Cost: \$195,000
- Project Update: The slurry seal application is expected to start and be completed in the Middle of October 2023. The contractor will distribute fliers to affected residents before the application starts. The contractor has mobilized equipment and the slurry seal aggregate to a staging area on Pecan Street.

6. 2023 Trainer Hale Repairs

- Project Status: Construction
- Construction Cost: \$130,000
- Project Update: Construction of this project has been delayed slightly due to some changes in the repair areas. Staff has coordinated with the contractor to get the repair areas identified and work is expected to start in the very near future. Work is expected to take only three days to complete.

7. 2023 Windy Meadows Overlay

- Project Status: Construction
- Construction Cost: \$340,000
- Project Update: The project has been 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 complete, and installation of the interior walls is 50% complete. 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 1 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. Staff is currently revising bids to begin Phase III.

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:** At the time of submittal of this update, the scheduled let date for the project is planned for October 5, 2023. A report of the letting should be shared in next month's project update.
- 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 2023/2024
 - Total Project Cost: \$500,000

- Project Update: Staff is still working with LAN to include finishing touches to the wastewater Capital Improvement Plan. Following any comments and revisions after Staff review, the consultant will begin the impact fee calculation phase of the project. Statutorily required meetings and hearings regarding the adoption of updated impact fees is expected to begin in the early part of 2024.

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 from last 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

Freese and Nichols, the firm hired by the city to assist staff with updating the plan, is estimating that the Comprehensive Plan update is about half-way complete. Staff has conducted three Comprehensive Plan Advisory Committee (CPAC) Meetings. The third meeting was on September 27th and Freese and Nichols presented a preview of the Future Land Use Map to the committee. The fourth and final CPAC meeting is tentatively scheduled for November 15th, 2023. The online survey has generated a total of 203 responses as of September 29th. The interactive map has a total of 57 comments as well. Staff has reached out to Samuel Clemens High School to get the youth the community involved with the survey and interactive map, and an article in the Schertz Magazine has also generated interest. Freese and Nichols, along with staff will be at the Dunkin' for Pumpkins event on October 7th, with two tables set up to generate more excitement and involvement with survey handouts, activities, candy and Schertz-branded memorabilia for kids and parents alike.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Vendor has completed installation of the 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

Permanent microphones were received and set up for use. Court functionality has been completed and staff have received training. 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 the end of October 2023.