

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** December 19, 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: Staff is working to finalize bids for the walkway construction and will begin seeking bids for the landscape work next month. Starting landscaping will be dependent on completing the walkway. Final project completion is estimated to be end of March 2024.

#### **4. Fleet Building Parking Lot**

- Project Status: Permit phase
- Consultant: M&S Engineering/Unintech Consulting Engineers, Inc.
- Contractor: To Be Determined
- Project Completion: 2024
- Project Update: Unintech Consulting Engineers, Inc., is preparing the replat of the property in preparation for site planning, design, and construction of a paved parking and storage space at 27 Commercial Place.

#### **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 and testing of the 14-inch forcemain and 30-inch and 18-inch gravity pipe and manholes is 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 is close to completion. CPS continues to work to bring power to the site along the IH 10 frontage road. Lift station startup activities are expected this month. Wastewater flow is expected to be sent to the CCMA south plant in January 2024.

## **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 last 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: The permanent and temporary construction easements are being executed by the landowner and the City. The purchase agreement for acquisition of the lift station site is being processed through the title company for title policy and the remaining closing documents.

## **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: Halff 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 has let their roadway project which includes the joint bid utility relocations for the City. Pricing was under budget and TxDOT is working on signing the contract. Halff is compiling the contract documents to beginning bidding the non-joint bid work in January 2024.

## 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: Construction Phase
- Consultant: Unintech Consulting Engineers
- Construction Start Date: Original date January 7, 2023 (approx.). Project was 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: In November 2023, Staff was notified that the requested waivers from American Iron and Steel (AIS) provisions and the Buy American, Build American (BABA) Act were granted. The EPA has no comments on 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 outstanding items needing completion prior to final award of the grant. While that is taking place, construction will begin in the field. Cost increases due to the delays have been incurred, but 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)

- o Estimated Construction Cost: \$ 4,400,000.00
- o Project Update: No-Change - 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 is for the design and easement acquisition services of the project.

- o Project Status: Design
- o Consultant: Halff Associates
- o Design Project Start Date: October 2023
- o Expected Design Project Completion Date: Summer 2024
- o Total Project Cost Design and Easement Acquisition Services: NTE \$1,250,000
- o Project Update: Halff began the utility relocation design and has submitted 60% plans to TxDOT for review.

## **Street Projects:**

### **2. Main Street Improvements Project**

The project will improve sidewalks, provide street lighting, way-finding signage, landscaping, utility relocations, and architectural elements such as decorative concrete, decorative lighting, screening, and area signage. The project will also replace aging water and sanitary sewer mains and reconstruct the street with a new, stronger pavement section. Additionally, Lindbergh between Main and Exchange will be reconstructed.

- o Project Status: Design
- o Consultant: Kimley-Horn Associates
- o 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**

The project will install new traffic signal at the Lookout Road/Schertz Parkway intersection. EDC and the City of Selma are providing funding for the new traffic signal.

- o Project Status: Design
- o Consultant: Halff Associates
- o Current Estimated Construction Cost: \$300,000 (\$100,000 of which will come from Selma)
- o Project Status: Nothing new to report.

### **4. Lookout Road Reconstruction**

This is an EDC funded project to replace and upsize the sanitary sewer main and reconstruct Lookout Road from Doerr Lane to Schertz Parkway.

- o Project Status: Design
- o Consultant: Halff Associates
- o Current Estimated Construction Cost: \$6 million

- Project Update: Staff are reviewing the 90% project plans. Redlined plans will be provided to the consultant this week. Staff is working on securing right-of-entry from property owners to finalize plans for widening at the intersections of Schertz Parkway and Doerr Lane. Consultant is continuing to coordinate with other utilities to address all known conflicts in the project area. Staff provided a project update briefing to the EDC Board last week.

#### **5. 2023 SPAM Resurfacing**

Apply slurry seal to the surface of some streets in the Ashley Place subdivision and Beck Street.

- Project Status: Construction
- Construction Cost: \$196,616.25
- Project Update: Project has been completed.

#### **6. 2023 Trainer Hale Repairs**

Perform base repairs at select location on Trainer Hale between FM 1518 and Weir Road.

- Project Status: Construction
- Construction Cost: \$127,844.40
- Project Update: Project has been completed

#### **7. 2023 Windy Meadows Overlay**

Mill existing asphalt surface off the street; proof roll base material; add new, thicker layer of asphalt to the street surface.

- Project Status: Construction
- Construction Cost: \$312,308.00
- Project Update: The project has been completed.

#### **• Lower Seguin Road Reconstruction**

Develop preliminary plans and secure environmental clearance for reconstructing and widening Lower Seguin Road to the section identified in the Master Thoroughfare Plan. The results of this project will be used to acquire needed right-of-way; develop final construction plans; and secure federal funding to assist with construction costs.

- Project Status: Design
- Consultant: Halff Associates
- Project Update: The consultant has started work on the project. They are preparing and sending right of entry forms to property owners for surveying work. The consultant is also researching potential funding options for the proposed project to help develop a schedule for applying for funding and potential construction.

#### **• 2024 SPAM Resurfacing and Rehabilitation**

Perform prep work (base repairs, crack sealing, level up, etc.) and apply slurry seal to the surface of various streets in the City. For other various City streets, remove the existing asphalt surface; cement stabilize base material; apply new layer of asphalt on street surface. PCI data was used to select the streets in the project.

- Project Status: Design
- Consultant: Kimley-Horn and Associates

- Project Update: The consultant has started the field evaluation of all the streets in the project to identify and quantify all the prep work (base repairs, level ups, curb replacements, etc.). This field work represents the bulk of the design effort for the project and will take the longest to complete. Consultant plans to have the design complete so the project can be bid in early 2024.

### **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: January 2024
- Project Cost: \$297,350.09
- Project Status: Splash pad construction is complete and was operational this summer. Problems persist with the UV system and the contractor is working in the off-season to resolve the issues. They are also coming back to repair the painted surface. The restroom plumbing is complete, and all fixtures have been installed, including partitions and new doors. The electrical finish work is set to be complete by the end of December.

#### **2. Schertz Soccer Complex Irrigation Water Storage Project**

- Project Status: 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: Phase III is replacing the well pump and piping and bids have been received but because of delays staff is currently revising bids to begin Phase III.

### **TxDOT Roadway Projects:**

- 1. FM 1103 Improvement Project:** Construction officially began in November 2022, and was originally expected to be complete in fall 2026. Some progress is being made on the roadway while utility relocation continues. General project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)
- 2. FM 1518 Improvement Project:** The project was bid by TxDOT and the low Bidder has been identified as SER Construction, LLC. Staff is awaiting an updated schedule for actual construction of the roadway project.
- 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. 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](mailto: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: LAN is scheduled to deliver the technical memos and Capital Improvement Plans for water and wastewater in January 2024. 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.

#### **1. 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: Spring 2024
- 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.

#### **2. PCI Data Collection Study**

Perform pavement condition inspection on all City streets and place inspection data into the City's PAVER software. Help create new GIS map layer for the revised PCI scores for all the city streets.

- Project Status: Nearly fully complete
- Consultant: Fugro, Inc.

- Project Cost: \$123,200
- Project Update: IT is working to resolve issues with the software. Once the software issue is resolved, the final coordination effort with the consultant can be completed.

## **Planning and Community Development Projects:**

### **1. Comprehensive Land Use Plan Update**

The Comprehensive Plan update is nearing completion and staff is preparing for presentations to start in early 2024. The interactive map and the online survey have officially closed for public input. The city received 408 survey responses and 74 interactive map comments. The final Comprehensive Plan Advisory Committee (CPAC) meeting is scheduled for January 10, 2024. After the final CPAC meeting, Freese and Nichols will take input from the Committee to put the finishing touches on the document. Once the final document has been received from the consultants, staff will review and begin the adoption process. The updated Comprehensive Plan will be presented to the Planning and Zoning Commission for recommendation, and then to City Council for consideration and adoption.

## **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. the IT Department has a few related items to complete. Final completion of those by IT is expected to be around the end of January 2024.