

CITY COUNCIL MEMORANDUM

City Council Meeting: February 20, 2024
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 and the community will be up to date on the progress of these large projects.

Facilities Projects:

1. Demolish/Remove Unoccupied City Buildings Project Project

Description – Demolish existing structures

- Project Status: Researching contractors
- Projected Completion: Unknown
- Project Cost: Staff will develop cost estimates in March.

Project Update: The structures at 1049 Live Oak Rd, 1298 Borgfeld Rd, and 11776 Lower Seguin Rd are structurally unstable, have lead and asbestos, not up to the City's current building codes, and have been unoccupied for some time. Currently the cost to repair each structure exceeds the value.

2. Building 10 Parks Renovation

Project Description – Improve the conditions of Building 10 Parks for city staff to work comfortably and provide more storage, correct code compliance and ADA accessibility issues, and build an adequate IT communication closet to provide internet services to all the city buildings located on Commercial Place.

- Project Status: Design
- Projected Completion: Dependent on funding availability
- Project Cost: estimated \$750,000
- Consultant: M&S Engineering

Project Update: City staff is currently reviewing the scope of work provided by M&S. The next step is finding funding and a contractor.

3. Kramer House Deck Replacement and Landscaping

Project Description – Replace and repair the deck, install a new staircase leading to the front of the building, extend the stone walk path, and landscape.

- Project Status: Partially Completed
- Projected Completion: Spring 2024

- Project Cost: \$5,000-\$10,000

Project Update: The deck repair and staircase installation were completed August 2023. City staff are actively working on quotes for landscaping that will include cleaning up some of the dead bushes/trees and flowers.

4. Fleet Building Parking Lot

Project Description – Pave the open grassy area located at 27 Commercial Place

- Project Status: Replat phase
- Projected Completion: Unknown
- Consultant: M&S Engineering/Unitech Consulting Engineers, Inc.
- Contractor: To be determined
- Cost: Consultant working to develop updated cost

Project Update: Unitech 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 Description – Silt removal for the existing FM 78 South Drainage channel to include permitting, easement acquisition and construction.

- Project Status: Easement Acquisition and Construction
- Projected Completion: Fall of 2024
- Project Cost: Design \$32,100, Drainage Report \$4,600, Construction \$172,587 base bid, \$268,545 alternate in lieu
- Consultant: Unitech Consulting Engineers, Inc.
- Contractor: Contract has not yet been awarded

Project Update: City Staff are working with Unitech to coordinate easement acquisition services.

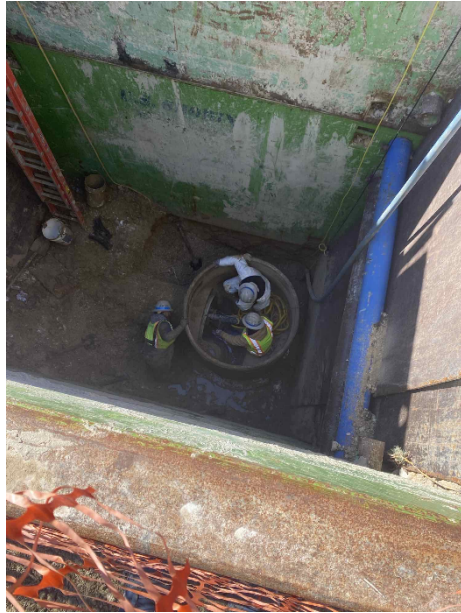
Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

- Project Description – Design and construction of a sanitary sewer system to collect and convey wastewater to the future CCMA water reclamation plant off Trainer Hale Road in Southern Schertz. The system will consist of approximately 19,000 linear feet of 30” gravity wastewater line running generally along Woman Hollering Creek from the existing Sedona lift station on FM 1518 to a new lift station on IH 10 and approximately 6,000 feet of force main from the lift station to CCMA plant. It will also include an additional 18” gravity line approximately 1,500 feet in length that will first serve the Hallie’s Cove Subdivision. The system is necessary for the new CCMA plant to begin operation and to allow the existing Woman Hollering Lift Station at Sedona to be taken out of service.
- Project Status: Construction
- Projected Completion: Spring 2014
- Project Cost: Engineering/Design \$1,087,594, Land purchases, ROW, legal and advertising \$700,810, Construction \$11,100,000, totaling \$12,888,404
- Design Engineer: Cobb Fendley & Associates, Inc.

- Owner's Representative: AGCM, Inc.
- Contractor: Thalle Construction Co, Inc.

Project Update: Wastewater gravity and force mains are 95 percent complete – final testing is imminent. Final work on the new lift station is being completed. All electrical components have been received and final installation is underway. Work scheduled for the month of February into March includes coating of piping at the lift station, lift station site work, and systems testing in final preparation for startup. It is anticipated that flow will be sent to the CCMA plant in March 2024.



Construction crew working on base of manhole inside shoring box



View of lift station site from IH 10



View of lift station site piping pad, wet well, and jib crane

2. 24" Dedicated Transmission Main Design Phase II

Project Description – Construction of a 24" dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank.

- Project Status: Design 90% complete, moving into Easement Acquisition
- Projected Completion: to be determined
- Project Cost: Design \$1,508,876, Easement Acquisition Estimate \$900,000, Construction estimate \$11,350,000
- Consultant: Kimley-Horn & Associates

Project Update: Phase I (route study) completed March 2021. Phase II (construction design) nearing completion. This project is on hold while staff work on other projects. Pre-100% design plans are complete. Plans to be reviewed, updates made as necessary once the construction phase is ready. Land acquisition agents reached out to property owners for temporary and permanent easements, several owners agreed to initial offers, meetings have been held with HOA representatives for Greenshire and Arroyo Verde to discuss the needed easements and impacts to the property. Staff will continue to work with the design consultant to make modifications to the specific alignment through the HOA greenbelts based on feedback from those communities.

3. Riata Lift Station Relocation (Design Phase)

- Project Description – Relocation of the Riata Lift Station ahead of TxDOT’s IH 35 NEX project to remove it from conflict with the proposed highway improvements. The design phase included identification of a new site for the lift station, design of new lift station and design of the abandonment of the existing lift station. Property and easement acquisitions were required. The new lift station is needed to maintain sewer services.
- Project Status: In January 2024, the City has completed the acquisition of necessary easements and the existing lift station.
- Projected Completion: Spring 2025
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction Estimate \$2,388,705 (to be reimbursed by TxDOT)
- Consultant: Utility Engineering Group, PLLC
- Contractor: This project has not yet been bid
- Project Update: Easements and the lift station property have been acquired. The next steps will be to prepare a bid package, award contract, and then begin construction.



4. FM 1518 Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT FM 1518 Improvement Project.

- Project Status: Design/Bid and Construction
- Projected Completion: Staff will provide expected completion of utility relocation after the pre-construction meeting on Feb. 20th
- Project Cost: Design NTE \$980,000, Construction \$8,986,837
- Consultant: Half Associates
- Contractor: SER Construction Partners (TxDOT's General Contractor)

Project Update: TxDOT's contractor is expected to begin construction of FM 1518 improvements and the joint-bid utility relocations in April. A pre-construction meeting is scheduled for February 20th to discuss the utility relocation portion of the project. Design work for the Randolph backflow preventer is nearly complete. Once reviewed and approved by all parties, the design will be incorporated into the joint bid project.

5. Corbett Ground Storage Tank

Project Description – Construction a new 3-million-gallon Ground Storage Tank (GST). The GST will be used to fill the existing Corbett Elevated Storage Tank and provide additional water storage capacity. This new GST will receive water directly from the Schertz Seguin Local Government Corporation.

- Project Status: Construction Phase
- Projected Completion: May 2025
- Project Cost: Design \$466,265, Construction \$7,360,054
- Consultant: Unintech Consulting Engineers
- Contractor: Pesado Construction Co.

Project Update: The contractor has completed the excavation and compacted backfill of the tank foundation. Piping to the tank is being install in preparation of the foundation. Unintech has provided their recommendation on some of the last remaining submittals and responses to the contractor's requests for information (RFIs). Staff continues to work with Unintech to complete tasks needed to secure final award of the allocation from the congressional grant funding.

6. FM 2252 Utility Relocations

Project Description – Relocate existing water utilities to avoid conflicts as part of the TxDOT FM 2252 Project.

- Project Status: Construction
- Projected Completion: August 2023
- Project Cost: Design \$19,617, Construction \$275,000
- Consultant: Unintech Consulting Engineers
- Contractor: C.C Carlton

Project Update: Construction of the utility relocations have been completed and is now in the warranty period.

7. Water Loop Lines

Project Description – Install 12" water main lines to provide a looped distribution system from Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road.

- Project Status: Design
- Projected Completion: Spring 2025

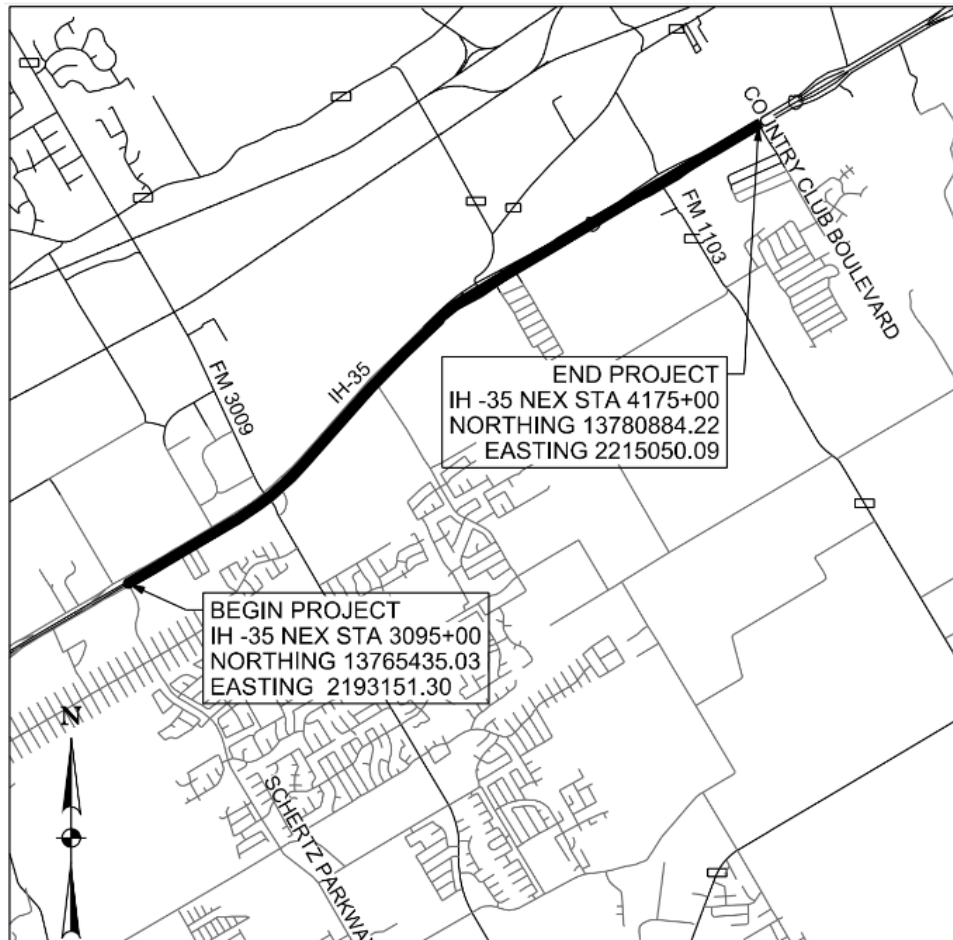
- Project Cost: Design NTE \$200,000, Construction \$4,400,000
- Project Update: Staff is working with Unintech to coordinate easement acquisition services.

8. IH 35 NEX-North Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDot IH 35 NEX project.

- Project Status: Design
- Projected Completion: Joint Bid Construction is planned for End of 2026
- Project Cost: Design & Easement Acquisition Services - \$1,250,000
- Consultant: Half Associates

Project Update: Half has incorporated comments from the City and TxDot and is preparing the 90% submittal package for review



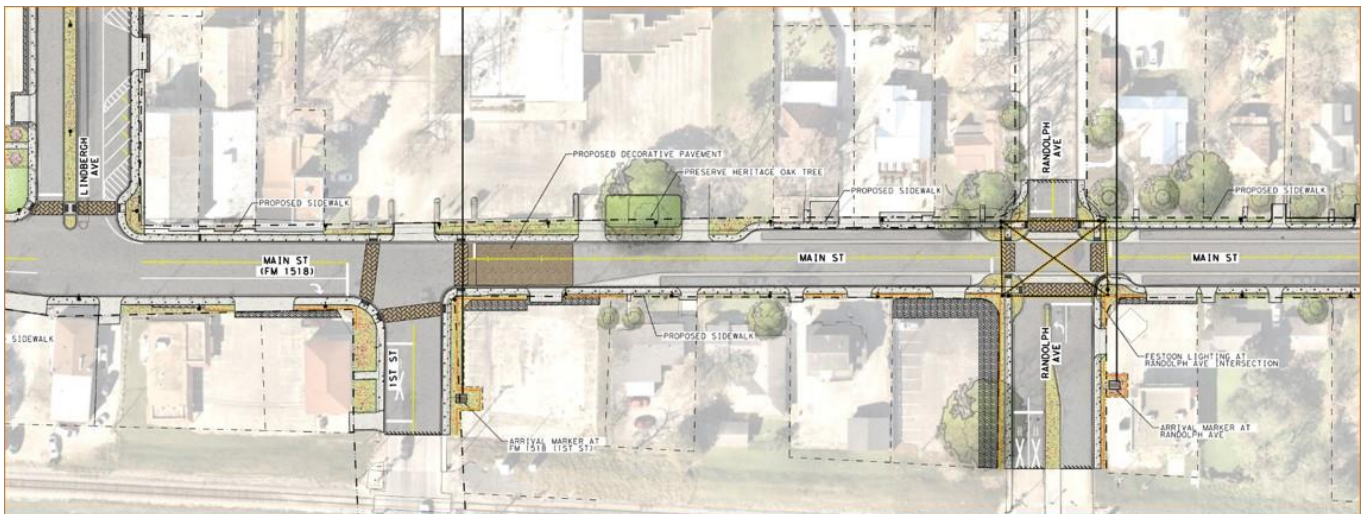
Street Projects:

1. Main Street Improvements Project

Project Description – 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. This 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.

- Project Status: Design
- Projected Completion: Fall 2026
- Project Cost: Design NTE \$2,173,905, Construction \$24,360,000
- Consultant: Kimley- Horn Associates

Project Update: The consultant and city staff gave a presentation to the Main Street Committee on January 23, 2024. The consultant and city staff provided the Committee with an update of the project elements and estimated construction costs. The Committee recommended that Council proceed with the project. The consultant and city staff will provide a similar presentation to Council during the February 20th Council Meeting. Council will be asked to approve a resolution authorizing the City to proceed with the project. With that authorization, the GVEC Agreement to relocate their facilities underground will be on the March 5th Council Agenda for approval. Approval of the agreement will allow GVEC to begin ordering materials and completing their relocation design. This, in turn, will allow the other utility companies to do their relocation designs. Staff will then proceed with securing the necessary tree easements for the relocation and the consultant will finalize the design of some of the project elements. The formal project public outreach effort will also begin.



2. Lookout Road Reconstruction

Project Description – The project involves reconstruction of Lookout Road from Schertz Parkway to Doerr Lane. A traffic signal at the Lookout Road/Schertz Parkway intersection will also be installed. The project also includes the replacement and upsizing the existing sanitary sewer main in Lookout Road from Doerr Lane to Schertz Parkway.

- Project Status: Design
- Projected Completion: Fall 2024
- Project Cost: Design \$571,000 (\$20,000 from Selma), Construction estimate \$6,738,092 (\$100,000 from Selma)
- Design Consultant: Halff Associates

Project Update: The consultant is working with the dry utility companies to relocate their facilities that are in conflict of the project. This utility coordination effort is taking longer than anticipated. Acquisition of needed right-of-way is also presenting a challenge. These items are causing a delay in developing the bid schedule for the project however, Staff is hopeful that these items will be resolved shortly, a bid schedule for the project can be put together.

3. Lower Seguin Road Reconstruction

Project Description – The project includes the development of a preliminary design and secure environmental clearance for a 2.9-mile segment of Lower Seguin Road to widen and improve the street 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
- Projected Completion: Fall 2024
- Project Cost: Preliminary Design \$985,000
- Consultant: Halff & Associates

Project Update: Some survey data of the existing right-of-way has been collected. Right of Entry forms have been mailed to the property owners in the project area. Some forms have been signed by the property owners and returned to the consultant. This allows the survey crew to collect needed data beyond the existing right-of-way for the project. The City’s consultant is creating a draft Interlocal Agreement with the City of Converse for the portion of Lower Seguin Road between our City Limit boundary and Loop 1604. Once the draft is finalized and accepted by Converse, we will bring the agreement to Council for consideration.

4. 2024 SPAM Resurfacing and Rehabilitation

Project Description – The project includes the performance of prep work (base repairs, crack sealing, level up, etc.) and application of a slurry seal to the surface of various streets in the City. Work on other streets includes removal of existing asphalt surface; cement stabilization of base material; and application of a new layer of asphalt on street surface for other various City streets. PCI data was used to select the streets in the project.

- Project Status: Design
- Projected Completion: Fall 2024
- Project Cost: \$3,220,000 (estimated total)
- Design Consultant: Kimley-Horn Associates

Project Update: The consultant has completed most of the field evaluations for all the streets in the project to identify and quantify all the prep work (base repairs, level ups, curb replacements, etc.). The consultant has also started drafting the project plans. The project is still on track to be bid in Spring 2024.

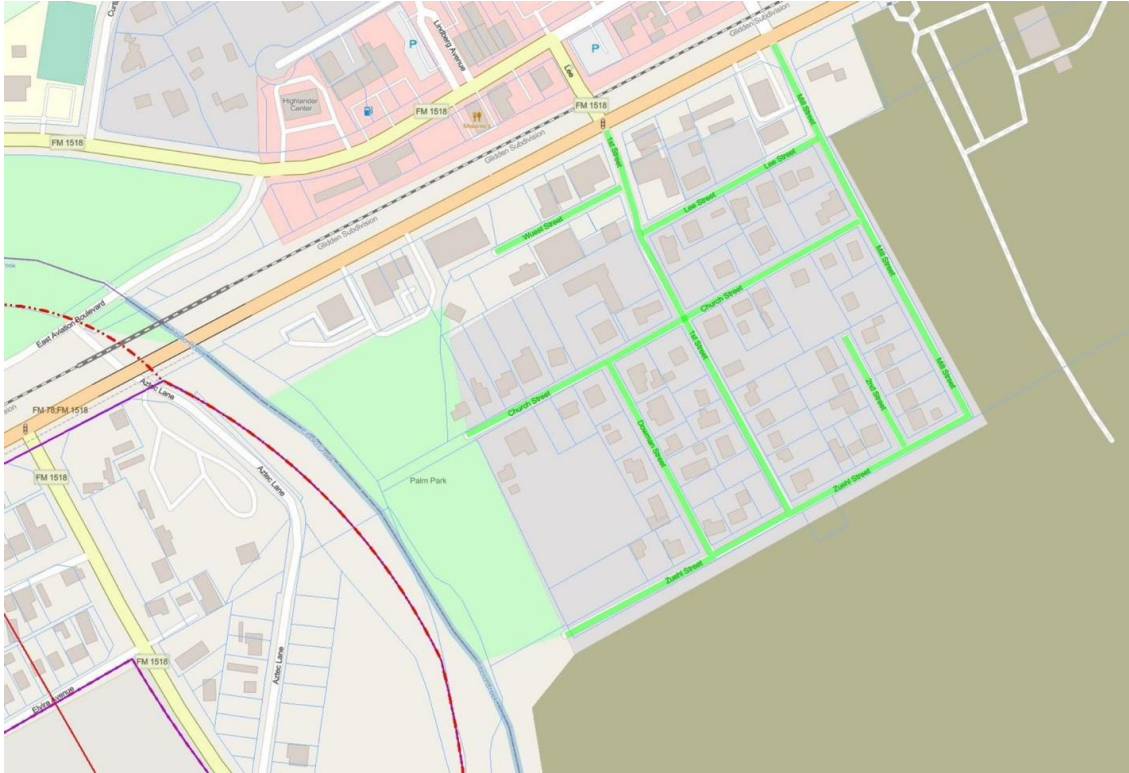
5. Buffalo Valley South Resurfacing and Rehabilitation

Project Description – Water and sanitary sewer main replacements and street rehabilitation of Buffalo Valley South, specifically Mill Street, 1st St, 2nd St, Bowman St, Lee St, Church St, Zuehl St, and Wuest. PCI data was used to select the streets in the project. Project will be funded with a combination of SPAM funding (for the street rehabilitation) and ARP funding for the utility replacement.

- Project Status: Design
- Projected Completion: Design Summer 2024; Construction Fall 2025
- Project Cost: \$5,978,268 (estimated total)
- Design Consultant: Unintech Consulting Engineering

Project Update: The consultant has completed geotechnical sampling in the project area and have reviewed the basic utility information for the project area. The next field task will be to video the existing sanitary sewer mains to identify the locations for all the sewer laterals and collect survey data for the project. Once this information has been collected, the consultant will create

the construction plans for the project. The project will be bid in the Fall of 2024 so construction can begin at the start of FY 24-25.



Parks & Recreation Projects:

1. Wendy Swan Memorial Park Splashpad

Project Description – Demolition of existing residential sized pool and construction of a new splash pad.

- Project Status: Warranty Work
- Projected Completion: March 8, 2024
- Project Cost: \$297,350
- Contractor: T.F. Harper & Associates

Project Update: The contractor is repainting the splashpad surface February 5-16. Once the painting is complete, staff will recharge the splashpad filtration equipment to troubleshoot the UV filter with the contractor in preparation for the season opening date of March 8.

2. Schertz Soccer Complex Irrigation Water Storage Project

Project Description – Upgrading electrical components, upsizing well pump and piping, and adding storage capacity for irrigation of the Schertz Soccer Complex.

- Project Status: Bidding Phase III
- Projected Completion: Summer 2024
- Project Cost: \$107,036.90
- Consultant: Unintech Engineering
- Contractor: TBD

Project Update: 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. Construction on the project is currently scheduled to begin April 9, 2024.
- 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.

Studies and Plans:

1. Water and Wastewater Master Plan Update and Impact Fee Study

Project Description – Collect, review data from the City and provide updated data for the Land Use Plan, Water and Wastewater System Model, Master Plan, CIP, Water/Wastewater Impact Fees and Flow monitoring.

- Project Status: Study
- Projected Completion: Spring/Summer 2024
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam
- Project Update: LAN is scheduled to deliver the technical memos and Capital Improvement Plans for water and wastewater in February 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 spring 2024.

2. PCI Data Collection Study

Project Description – Perform pavement condition inspection on all City streets and place inspection data into the City’s PAVER software. Help create a new GIS map layer for the revised PCI scores for all City streets.

- Project Status: 97% complete
- Projected Completion: March 2024
- Project Cost: \$130,000
- Consultant: Fugro, inc.

Project Update: Paver software issues have been resolved. IT is working with consultant to facilitate creation of a GIS layer for revised data. Once complete, arrangements will be made to have consultant add newly constructed City streets to the database biannually. Staff will be able to update data as roadway preservation and reconstruction activities (such as resurfaced streets) as they are completed.

Planning and Community Development Projects:

1. Comprehensive Land Use Plan Update

Project Description – The update to the Comprehensive Land Plan includes goals, policies, and identifies issues in the following development related categories: Land Use, Transportation, Community Enhancement, and Growth Capacity.

- Project Status: Plan is drafted, final edits being made, adoption process to begin after final edits.
- Projected Completion: Spring 2024.
- Project Cost: \$240,000
- Consultant: Freese and Nichols



Project Update: Our consultant, Freese and Nichols has been working with staff to draft the new Comprehensive Plan. The final Comprehensive Plan Advisory Committee was on February 7th, 2024. The committee worked with staff and our consultant to provide a final round of comments to edit the draft and create a final document. Adoption process will begin in Spring of 2024.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

Project Description – Improve communication and network connections throughout the City campuses

- Project Status: Phase I & Phase II Completed
- Projected Completion: Dec 2023
- Project Cost: estimated \$441,680

Project Update: Installation of cameras on water towers, routing of traffic into the city network was completed.