

CITY COUNCIL MEMORANDUM

City Council Meeting: April 16, 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 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. Demolish/Remove Unoccupied City Buildings Project

Project Description – Demolish existing structures

- Project Status: Researching contractors
- Projected Completion: Unknown
- Project Cost: Estimated

Project Update: City staff is actively researching different vendors that provide abatement survey services. Next step is finding funding and a contractor to demolish the structures.

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: Unknown
- Project Cost: estimated \$750,000
- Consultant: M&S Engineering

Project Update: No new updates. City staff are currently reviewing the scope of work provided by M&S. The next step is finding funding and a contractor.

3. Kramer House Deck Replacement

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 contractor is working on phase II of the landscaping around the complex. The project fell behind due to weather delays.

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/Unintech Consulting Engineers, Inc.
- Contractor: To be determined

Project Update: No new updates. Unitech Consulting Engineers, Inc., is still actively preparing the replat of the property in preparation for site planning, design, and construction of paved parking and storage space at 27 Commercial Place, the replat process can take up to 30+ days.

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: No new updates. Staff is 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 2024
- 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 98 percent complete. Final work on the new lift station is nearing completion. Unexpected delays have occurred throughout the project, but final testing and startup is expected in April or May 2024.

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.

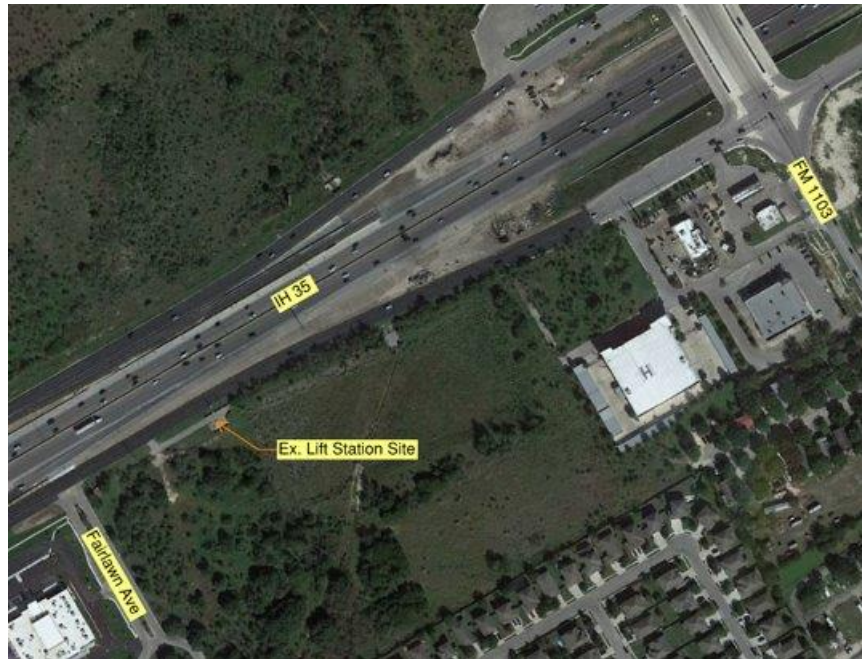
- Project Status: Design 90% complete, moving into Easement Acquisition
- Projected Completion: to be determined
- Project Cost: Design \$1,508,876, Easement Acquisition Estimate \$900,000, Construction estimate \$11,350,000
- Consultant: Kimley-Horn & Associates

Project Update: Project is on hold while Staff works to finalize the comprehensive capital improvement plan and confirm project priorities, funding levels, and timeframes. Project will be removed from this list of updates on active projects and will be added back once efforts are resumed.

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 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: Staff is reviewing the bid package that UEG has prepared. We plan to start advertising mid-April to bid by the end of the month or first of May.



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: The City’s utility relocation portion of the project is expected to be complete the summer of 2025.
- Project Cost: Design NTE \$980,000, Construction \$8,986,837
- Consultant: Halff Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)

Project Update: The TxDOT contractor is beginning to mobilize equipment and material this month. Staff have started to receive material submittals on the joint-bid work. Bid documents are being finalized on the non-joint bid portion of the project. We plan to advertise mid-April to bid near the end of the month or first of May.

5. Corbett Ground Storage Tank

Project Description – Construction of 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: Construction of the tank is progressing as expected. Concrete wall panels are being poured on site. Staff continue to work with Unintech to complete tasks needed to secure a final award of the allocation from the congressional grant funding.

6. 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

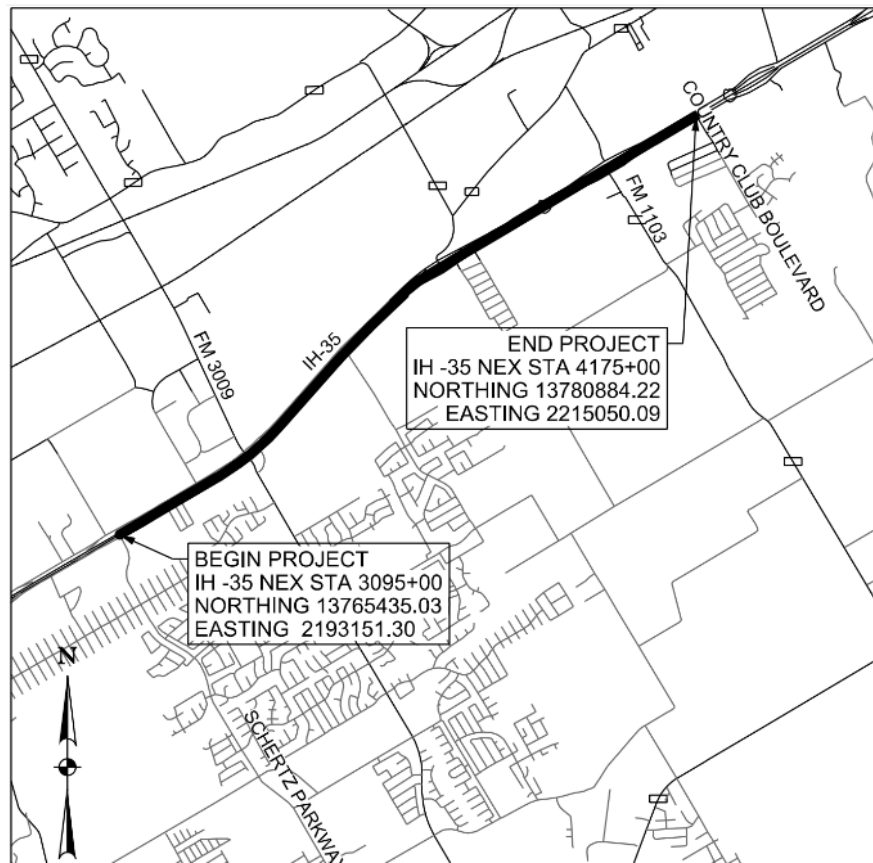
Project Update: No new updates. Staff is working with Unintech to coordinate easement acquisition services.

7. 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: Halff Associates

Project Update: Staff are reviewing the 90% design that Halff has provided. TXDOT has identified additional water lines that are in conflict due to revisions in TXDOT’s drainage design. These segments are being added to the City’s utility relocation design. Halff is continuing the easement acquisitions for the project.



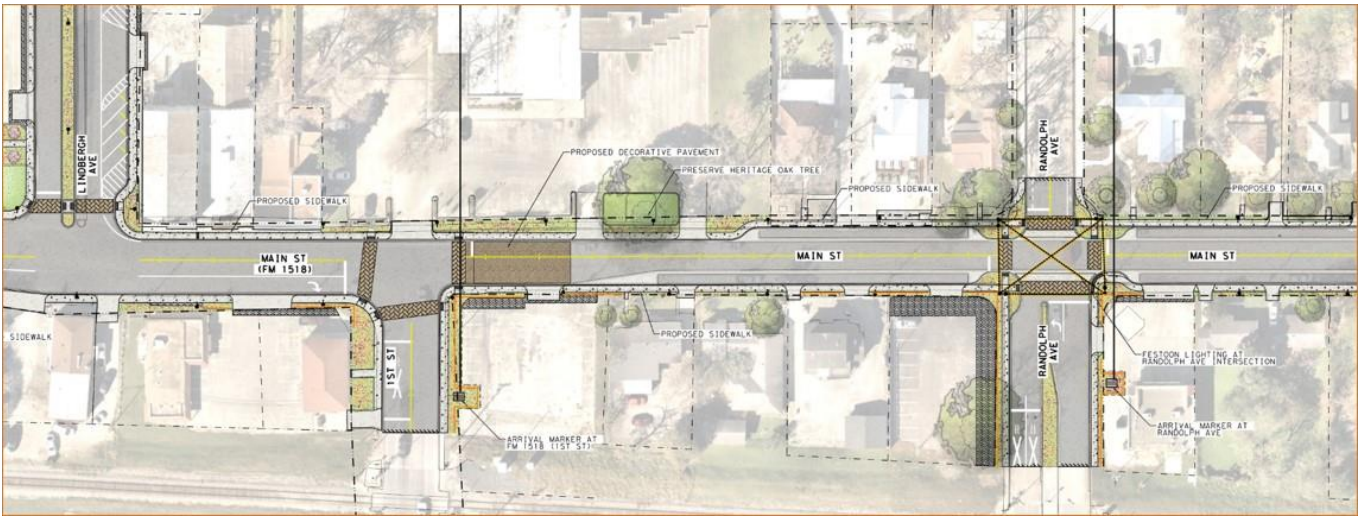
Street Projects:

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: With Council approval of the GVEC utility relocation agreement, GVEC will complete their relocation design. With GVEC’s design complete, the other utility companies will be able to begin their relocation designs. Staff will begin working on acquiring the needed easements for the relocation. The first open house for the project has bene set for May 24th from 2 – 6 pm at Hidden Grove on Main Street. This will mark the beginning of the public outreach effort for the project. Staff is coordinating with Public Affairs to get project information in upcoming magazine issues and other means.



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: Nothing new to report on this project.

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: Our consultant is still waiting on some right of entry forms to come in so survey work outside the right-of-way can be completed. Staff has provided copies of some TIAs from developments in the area to the consultant. The consultant will use this data to help refine the traffic model for Lower Seguin Rd. The model will be used to forecast traffic needs into the future and help refine the future roadway section. This modeling is part of the federal process to secure environmental clearance for the project.

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

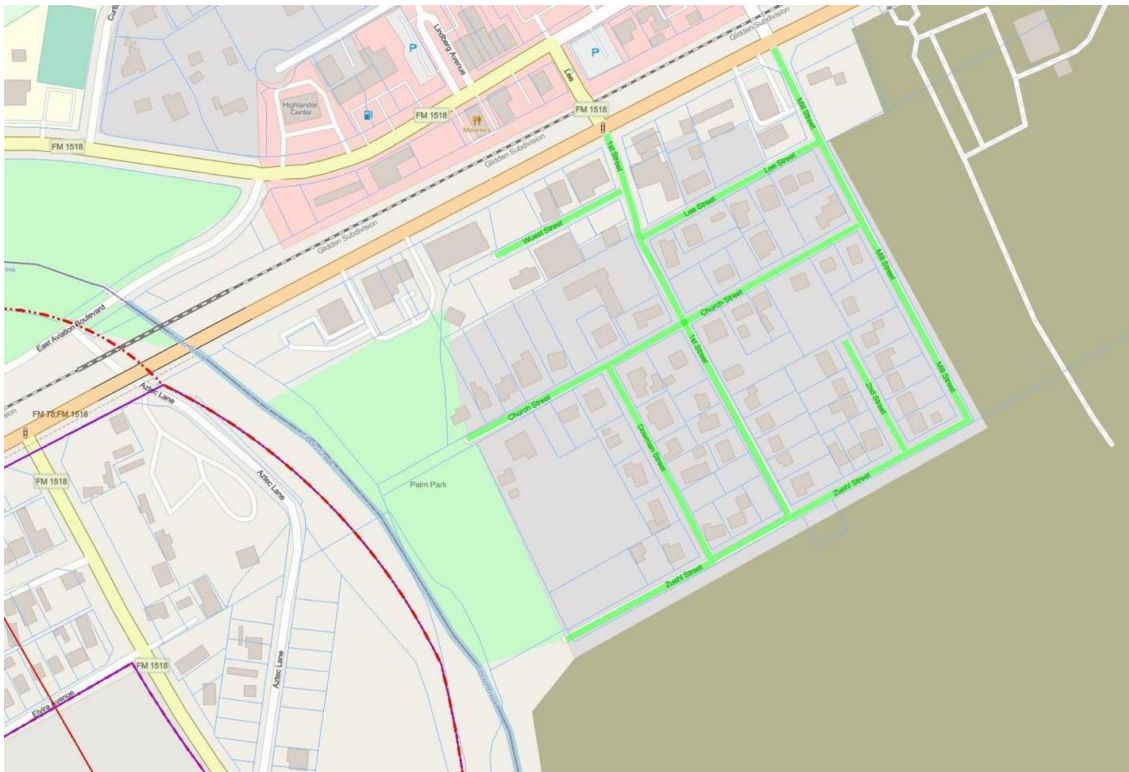
Project Update: The fieldwork has been completed and project design is almost complete. The consultant will have project plans submitted to Staff for review the week of April 15th. Staff anticipates bidding to start on the project towards the end of the month.

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 geotechnical sampling and data collection has been completed. The sewer lines have been cleaned and videoed. Final topo survey work for the project is underway. Staff expects to have preliminary plans for review mid-Summer.



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 repainted the splashpad surface and the system has been recharged in preparation for the season. Staff replaced the UV bulbs, and the system was operational and opened for the season. The system is still having periodic issues that cause the splash pad to be closed for a few days. We have the manufacturer of the filtration system arriving on 4/10/24 to troubleshoot the issue and make warranty repairs. Staff also discovered what appears to be a leak under the concrete pad but were able to isolate it to one feature and turned that off. We are investigating next steps with the contractor.

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: No new updates. 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. There is a new concern raised by the well contractor that the casing may be undersized to accommodate the new upsized pipe and pump. Next steps are to camera the well casing to verify casing width.

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: SER Construction, LLC, formally began construction on the project is currently on April 9, 2024. The contractor has leased property owned by the City on Schaefer Road to stage construction activities. The first few months of the project will be mainly underground utility construction and will mostly take place outside travel lanes. While there may be some delays, major traffic disruptions should not be experienced much during this phase of the project. TxDOT and its consultant will be creating media update options that will be passed along by Staff once available.

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 underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for the 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: Summer 2024
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam
- Project Update: The City is reviewing the final list and costs of the capital improvement projects identified in the master plans. The consultant is in the process of calculation of maximum updated impact fees. Statutorily required meetings and hearings regarding the adoption of updated impact fees are expected to begin in spring/summer 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.

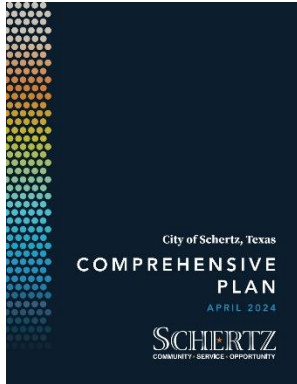
Project Update: IT met with the consultant to get the new PCI data synched up with GIS so a new GIS layer can be created. This project is now fully complete.

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: Complete.
- Projected Completion: April 2, 2024.
- Project Cost: \$240,000
- Consultant: Freese and Nichols



Project Update: The plan was presented to City Council for the first reading on March 19, 2024, and was approved with a unanimous 7-0 vote. City Council then approved the item on Consent Agenda on April 2, 2024. In the coming weeks, Freese and Nichols will be working on project deliverables and staff will be updating all applicable maps and websites. The Public Affairs Department is working on marketing for the new plan.