

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** May 7, 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 unoccupied existing structures

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

Project Update: Astex completed the asbestos/lead survey on April 19th. We are currently awaiting the results before proceeding looking for a vendor to award the demolition contract.

#### 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: Completed
- Projected Completion: Spring 2024
- Project Cost: \$5,000-\$10,000

Project Update: The deck replacement and landscaping have been completed.

#### **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

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 99 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 at the end of May 2024.

## 2. 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 in May to bid by June.



## 3. 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: Half Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)

Project Update: The TxDOT contractor is beginning to mobilize equipment and material this month. Staff continues to review 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 in May to bid by June.

#### 4. 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 on schedule. Concrete dome of tank is being poured as of the writing of this update. Staff continue to work with Unintech to complete tasks needed to secure a final award of the allocation from the congressional grant funding.

#### 5. 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

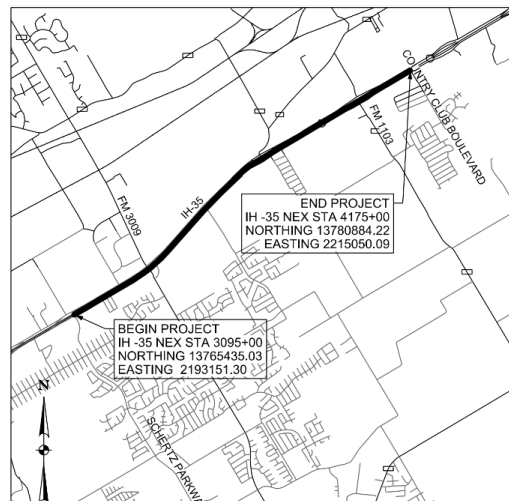
Project Update: No new updates. Staff is working with Unintech to coordinate easement acquisition services.

#### 6. 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 is working to address comments to the 90% design. They are continuing the easement acquisitions for the project. TXDOT has requested that work within easements be completed by separate contract outside of the joint bid work due to prior environmental clearances. We are working to address this request.



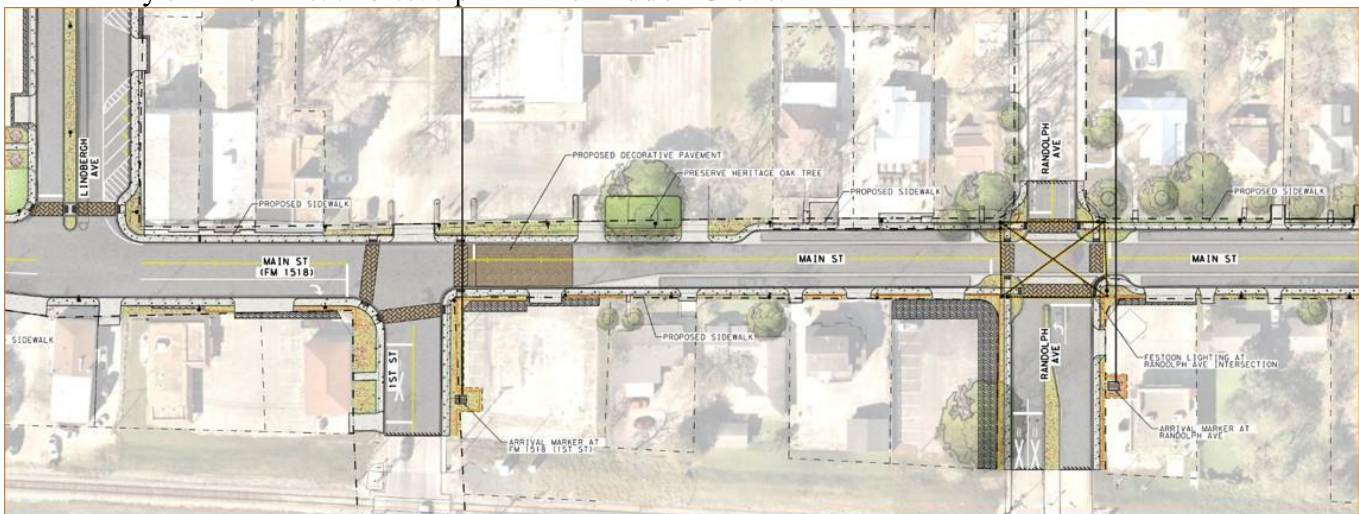
## **Street Projects:**

### **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 \$24,600,000
- Consultant: Kimley- Horn Associates

Project Update: Staff is in the process of issuing the first payment of GVEC for the relocation of their facilities underground. Our consultant is working with GVEC to identify any conflicts with their proposed relocation with the water and sewer line replacements. Once any conflicts have been resolved, the water and sewer line replacement plans will be finalized, and this portion of the work will be bid. Staff anticipates the work will be bid this Summer. The first Main Street Project Open House will be held on May 31<sup>st</sup> from 4:00 to 6:00 pm at The Hidden Grove.



### **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: Half Associates

Project Update: Some right of entry forms we have been waiting on have been received. This allows us to do some additional survey and fine tune the widening at the intersections of Lookout and Doerr Lane and Schertz Parkway. Staff is coordinating with CPS to get them to complete their relocation plans in a timely fashion so the project bid schedule can be determined.

### **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: We're still waiting on some right of entry forms to be turned in so the survey work outside of the existing right of way can be completed. A second mailing has been sent out to the property owners who have not responded to the requests. An Interlocal Agreement between Schertz and Converse has been created and reviewed by our City Attorney. The agreement is being reviewed by Converse Staff. Our consultant is performing the required traffic modeling and forecasting 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 Slurry Seal project is under Staff review. The plans are expected to be finalized and the bid package created. The rehabilitation plans are expected to be submitted for review this 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, 1<sup>st</sup> St, 2<sup>nd</sup> 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 reports confirms that the proposed rehabilitation plan for the streets will provide an appropriate, improved pavement section for the subdivision. The topo survey work has been completed. The project is on track to have plans for Staff to review this 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 manufacturer of the filtration system made multiple repairs on 4/10/24 and the system has been working correctly. The potential leak under the pad was inspected by the staff and the contractor and determined that it is not a leak but air bubbles. Staff will continue to monitor it over the season. There is a backwash issue in the pump room and the contractor is working to correct that in the next few weeks. This does not affect the operation of the system and it is open to the public.

### **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. 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. Still waiting on well contractor to schedule the camera work. No new updates.

## **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 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](mailto: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 consultant is making final revisions to the capital improvement project lists and cost estimates for the master plans. Those project costs are used for the calculation of maximum updated impact fees. The identified projects will also be added to the City's comprehensive capital improvement program. 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: 100% complete
- Projected Completion: March 2024
- Project Cost: \$130,000
- Consultant: Fugro, Inc.

Project Update: This project is complete.