

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** June 4, 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. Asbestos was found in one of the buildings. Staff is currently working on getting abatement quotes.

#### **2. Fleet Building Parking Lot**

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

- Project Status: Site Plan Development
- Projected Completion: Unknown
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: To be determined

Project Update: Unitech Consulting Engineers, Inc., completed the replat of the property. Staff is reviewing a scope and fee proposal for preparation of a Site Plan for the project. It is likely that an agreement will be approved, and the Site Plan preparation started during June 2024.

### **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: Unintech Consulting Engineers, Inc.
  - Contractor: Contract has not yet been awarded
- Project Update: Unintech has provided a proposal for easement acquisition for City approval.

## **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/Summer 2024
- Project Cost: Engineering/Design \$1,187,594, Land purchases, ROW, legal and advertising \$700,810, Construction \$11,100,000, totaling \$12,988,404
- 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 in June 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: We are waiting on TxDOT to confirm an abandonment exception request. Once this is approved the project will begin the bidding process.



### 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 completed 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 continues to review material submittals on the joint-bid work. The non joint bid portion of work described as the 16” Aztec Lane WL has been bid and will be presented to Council on June 4<sup>th</sup>. Low bidder was Qro Mex Construction in the amount of \$884,270.

### 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. The tank is expected to be completed in June and the contractor will then begin the installation of the piping, pumps, and electrical equipment. 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

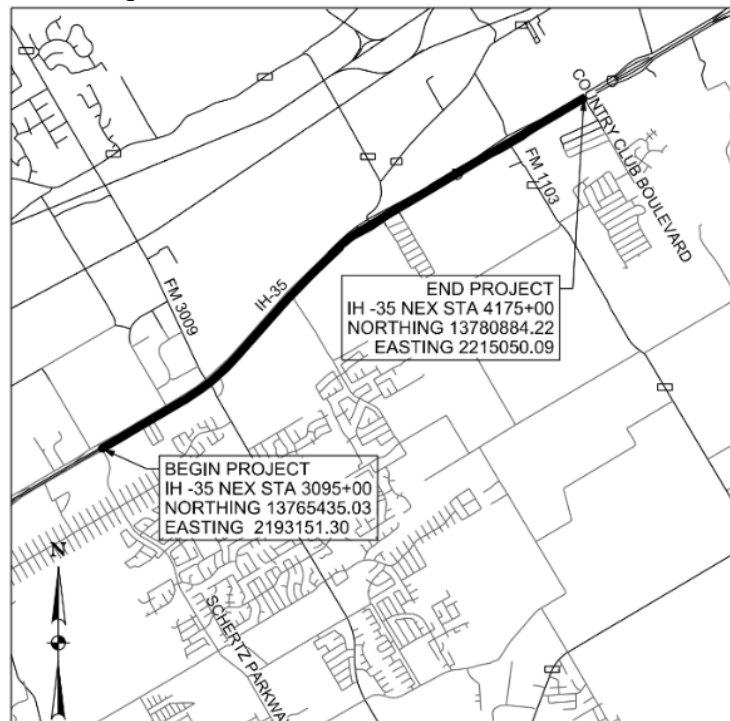
Project Update: No new updates. Unintech has provided a proposal for easement acquisition for City approval.

## 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: Halff Associates

Project Update: Design of the utility relocations is still ongoing. TXDOT has provided additional comments to the construction plans that Halff is addressing. They are continuing the easement acquisitions for the project as well. 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.



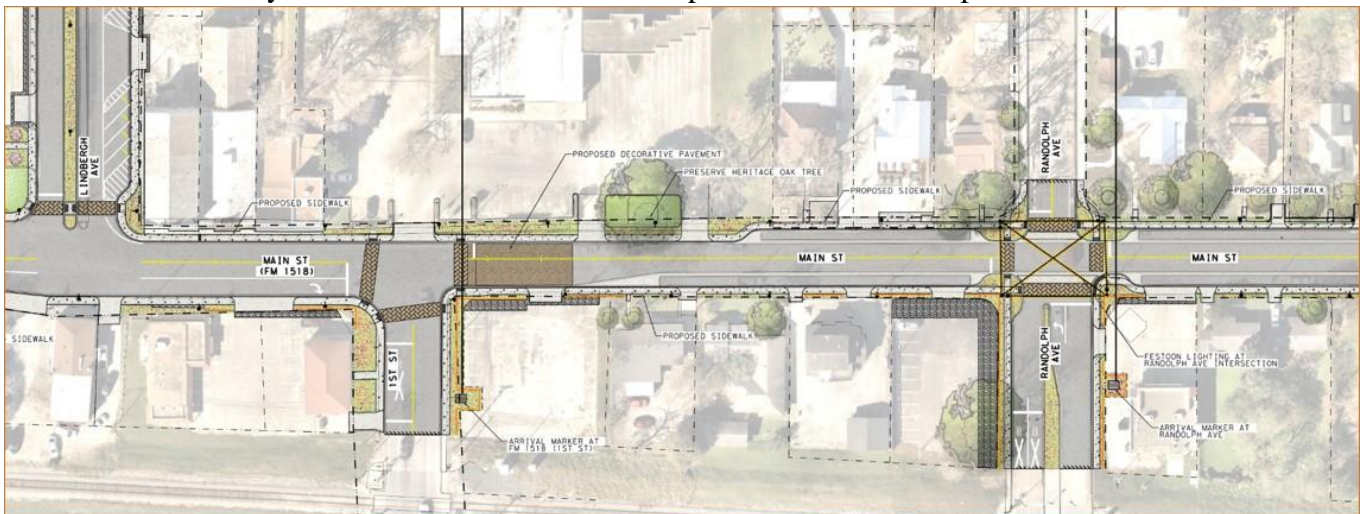
## **Street Projects:**

### **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: GVEC is working on their relocation plans. GVEC will have personnel doing field investigation in the project area this month. Full project CAD drawings have been provided to GVEC so they can use the information to complete their relocation plans.



### **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: Coordination with CPS is ongoing to address the known utility conflicts. Once staff gets a schedule from CPS for the relocation design and construction efforts, we can develop a bidding and construction schedule for the 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: Traffic modeling is in progress. Staff are coordinating with Randolph to get access to their properties so our consultant can collect survey data outside the right-of-way, perform environmental inspections/reviews, and underground utility data. We're still waiting on right of entry forms from some properties so surveying can be completed outside the right-of-way.

### **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: Staff have almost completed their review of the project plans. The current estimated cost for the project exceeds the available budget. Staff are working with the Consultant to value engineer some areas to try to get closer to the budget amount. We will also modify the bid package to include multiple schedules. This will also us to award more work if we receive favorable bid prices.

### **5. Buffalo Valley South Resurfacing and Rehabilitation and Utility Replacements**

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: Ther consultant is working on the utility replacement design. Staff anticipates having plans to review this Summer.



## **Parks & Recreation Projects:**

### **1. Parks, Recreation, Open Space, and Trails Master Plan (PROST)**

Project Description – As a continuation of the Comprehensive Plan, staff and consultants are embarking on a planning process to create a 10-year vision for the parks & recreation system. The process includes inventory and analysis of the current system, public input via stakeholder meetings and social pinpoint feedback site, Parks & Recreation Advisory Board meetings check-ins, and a statistically valid survey.

- Project Status: Inventory stage
- Projected Completion: October 2024
- Project Cost: \$85,000 (NTE)
- Contractor: Freese & Nichols

Project Update: City staff continues to market the plan and the opportunity to provide feedback on all social media sites and published information in the Summer 2024 FUN Guide with QR code link to the site. Stakeholder meetings were conducted with the Friends of Crescent Bend Nature Park, Buffalo Valley Youth Association, Schertz Youth Soccer Alliance, and the Schertz Area Senior Center. One additional stakeholder meeting will be scheduled in June with a group of trail advocates, Master Naturalists and Master Gardeners. City staff met with the consultant and subconsultant on the survey design and the subconsultant is working on creating the survey to send out late June through July. The consultant will be present at the 4<sup>th</sup> of July Jubilee to promote the plan and the link to the feedback site.

## **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: City staff met with M&S Engineering and reviewed the Corrections Letter provided by the Chief Building Official after initial review of the construction plans. The minor updates are being corrected and an Engineer's Opinion of Probable Cost is being developed. Staff hope to have this by the end of June so the procurement process can begin. The goal is to have a construction contract in place by September 2024.

## **3. 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 backwash issue in the pump room has been corrected by the contractor. There is a new issue with a cracked lid on a filter that we are waiting on warranty parts to arrive. The splashpad is not operational until parts arrive but is expected to be operational by the time this report is submitted.

## **4. 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. Minor 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 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. The project is currently anticipated to be completed in 2028. Updates regarding the FM 1518 project are available by visiting and subscribing at the following link: [FM 1518 Expansion](#)
- 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 calculations 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 Summer 2024.