

CITY COUNCIL MEMORANDUM

City Council Meeting: July 2, 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: Staff are currently working with Purchasing Department to draft and RFP for this project.

2. Fleet Building Parking Lot

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

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

Project Update: Unitech Consulting Engineers, Inc., completed the replat of the property. Staff is processing a task order for the preparation of a Site Plan and civil construction plans for the project. Site Plan preparation will begin during the first week of July 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, final testing and startup is currently delayed to July 2024. City Staff and the contractor are coordinating startup activities with CCMA.

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: The abandonment exception request letter has been revised per TXDOT request. Bid documents are being finalized and advertisement of the construction bid is expected to be in July.



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 in 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 contractor has begun installing the water lines as part of the joint bid contract with TxDOT. The non joint bid portion of work described as the 16” Aztec Lane WL has been bid and was approved by Council on June 18th. Low bidder was Qro Mex Construction in the amount of \$884,270. The contractor will begin providing material submittals to the City for approval and should be able to proceed with construction starting early to mid-July.

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 nearing completion. Pesado will complete any preliminary punchlist items on the tank and then proceed to the yard piping, pumps, and electrical portion of the project. 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

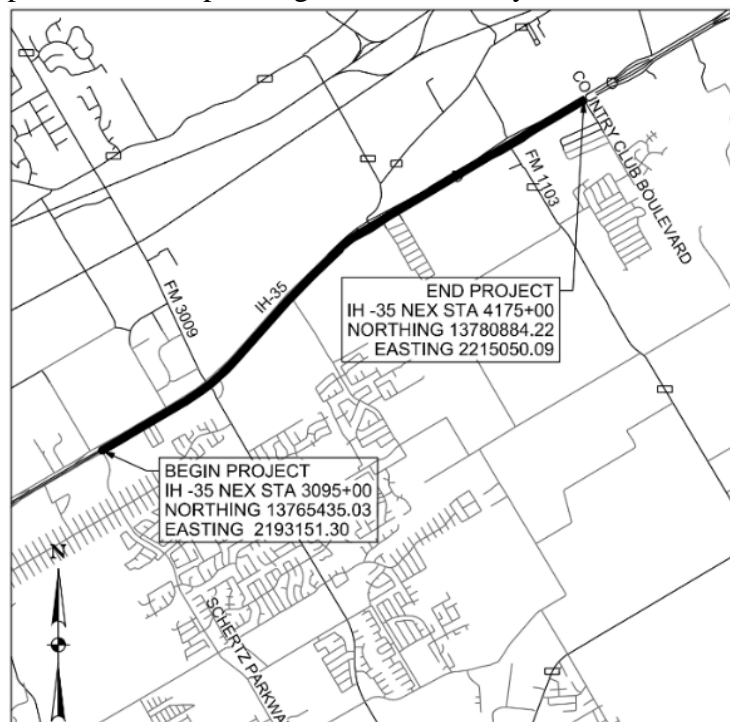
Project Update: No new updates. Unitech has provided a proposal for easement acquisition for City approval.

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. Halff is addressing TXDOT comments to the plans and incorporating revised roadway elements into the utility design.



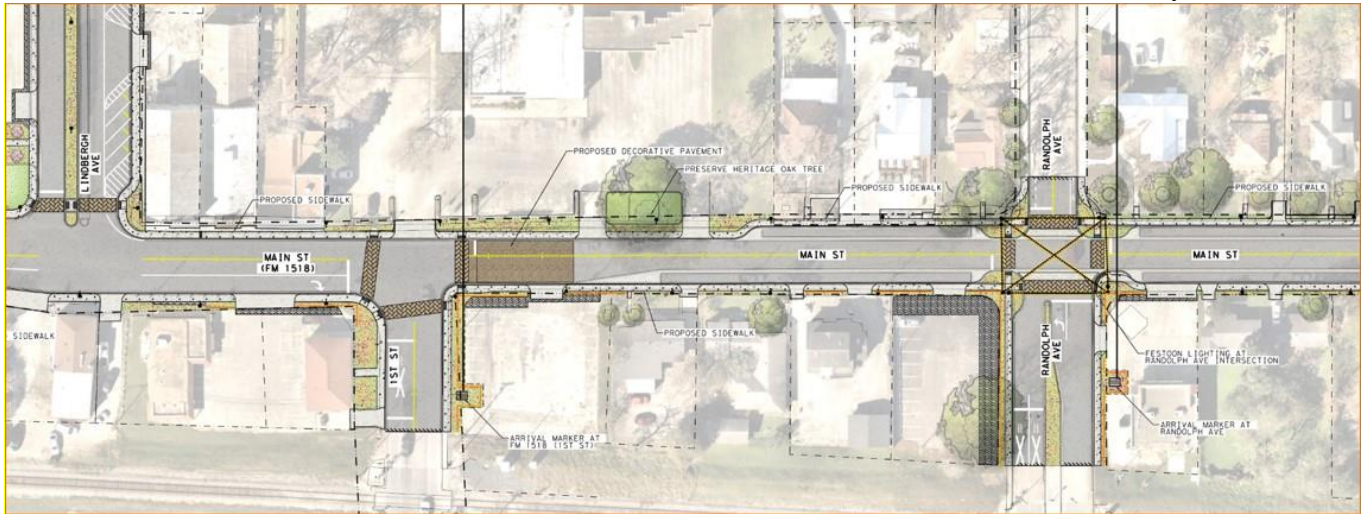
Street Projects:

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 continues working on their relocation plans. Other project elements are currently on hold until GVEC provides more finalized plans. Staff still expect to have the water and sewer line relocation efforts bid and under construction before the end of this fiscal year.



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: Staff met with the Blue Bonnet Palace property owner to discuss right-of-way needs at the corner. During these discussions and the earlier discussions with CPS, it is possible to reduce the right-of-way footprint and have some items use easements to accomplish the desired outcome. The property owners were very receptive to the concept. The consultant has prepared a detailed drawing of the needed right-of-way and additional easements. This drawing has been forwarded to CPS to verify their needs are being met and Staff will use the diagram to meet again with the Blue Bonnet Palace owners to get verbal approval of the acquisition plan. Similar drawings are being prepared for the other properties where right-of-way is needed. CPS will also receive copies of these drawings so they can complete their relocation design.

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: Additional mailings for right of entry forms have been sent to the properties that have not responded to the earlier request. Traffic forecasting and modeling is almost complete. The City of Converse has the Interlocal Agreement on their Council Agenda for approval. Mr. Nowak and our consultant will attend the Converse Council meeting to support the approval of the Interlocal Agreement.

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: Our consultant is finalizing the bid package for the resurfacing (slurry seal) portion of the project. Staff anticipates advertising for bids this month. Our consultant is finishing the plans for the rehabilitation portion of the project. The rehabilitation work will be bid separately.

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, 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 is working on the utility replacement design. Staff anticipates having plans to review this month.



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 is scheduled for June 27 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 survey link is now live and will be marketed on our social media platforms. Postcards with the code for the statically valid survey will be sent out the week of June 24. The consultant will be present at the 4th 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 are working on setting up a meeting in early July with the consultants and the Chief Building Official and Fire Marshal to review the project. City staff hope to have this by the end of July 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. The new sand filter has been installed and the splash pad is operational. City staff are working on minor corrections to the restroom based on the RAS report before this project can be closed out.

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: A camera study of the well was completed and found the well casing was deteriorated. A sleeve repair would not allow for the space to include piping and the pump. City staff has 180 days to work on a solution before the existing well has to be capped and is meeting with the engineer the week of June 24.

TxDOT Roadway Projects: Note: If links do not work, please contact engineering@schertz.com.

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](#)

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/Fall 2024
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam
- Project Update: The consultant is preparing calculations of the updated maximum impact fees. Projects identified are being 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 later this summer.