

CITY COUNCIL MEMORANDUM

**City Council Meeting:** August 6, 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: The current request for proposal has been published and ends August 1, 2024.

**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: Unitech Consulting Engineers, Inc.
- Contractor: To be determined

Project Update: Unitech Consulting Engineers, Inc., completed the replat of the property. Site Plan preparation is underway.

**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
- Projected Completion: Fall 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: TBD

Project Update: Unitech is working to acquire necessary easements for the project.

## **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: 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: The project is nearing completion. Testing and startup of the new lift station is expected during August. 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: TBD
- Project Update: An invitation to bid is currently active with bids due August 15. A contract is expected to be taken to Council for approval in September.



### 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: 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 Joint Bid \$8,986,837/Aztec 16” Line \$884,270
- Consultant: Halff Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)/Qro Mex Construction (Aztec 16” Line)

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 begun providing material submittals to the City for approval and is mobilizing to the site.

### 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 substantially complete. Pesado is proceeding with yard piping, pumps, and electrical portion of the project. A supplier of controls for the pump station has notified the contractor of a likely delay of availability of some components. This may delay final

completion of the project. Possible avenues to mitigate the long lead time are being explored. The project team is awaiting 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

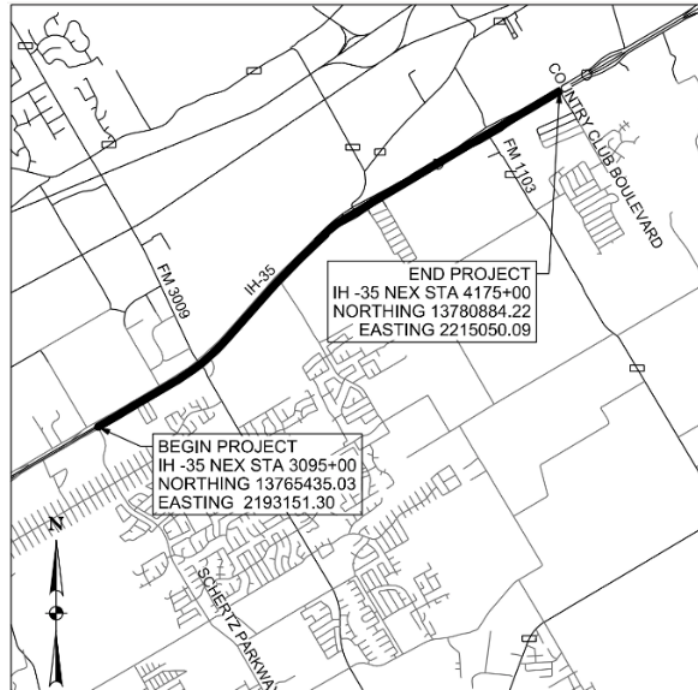
Project Update: Unitech is beginning easement acquisition efforts for the project.

## 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 expects to send up their preliminary relocation plan in August. This will allow us to finalize our water and sewer replacement plans. Once the plans are finalized, we will bid the replacement work and get it under construction. Concurrently, we will also ramp up our public outreach efforts on the project.



### 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: We are waiting on confirmation from CPS that our proposed right-of-way and easement acquisitions will accommodate their relocation needs. Once confirmed, we will begin negotiating with the property owners to secure the additional right-of-way and easements. This will also allow us to finalize the construction plans 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: The City of Converse has decided to not participate in an Interlocal Agreement with us on the project. Our consultant is now proceeding with the preliminary design and environmental clearance for just our portion of Lower Seguin Road. We're still waiting on right of entry forms from several property owners so the additional survey and environmental surveys can be completed.

### 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 resurfacing portion of the project is being bid now. The resurfacing bid package has multiple schedules in it so we can award as much work as possible, based on the bid prices. Once the project has been awarded, Staff will update the information in the CIP dashboard. The rehabilitation portion of the project will be bid this month.

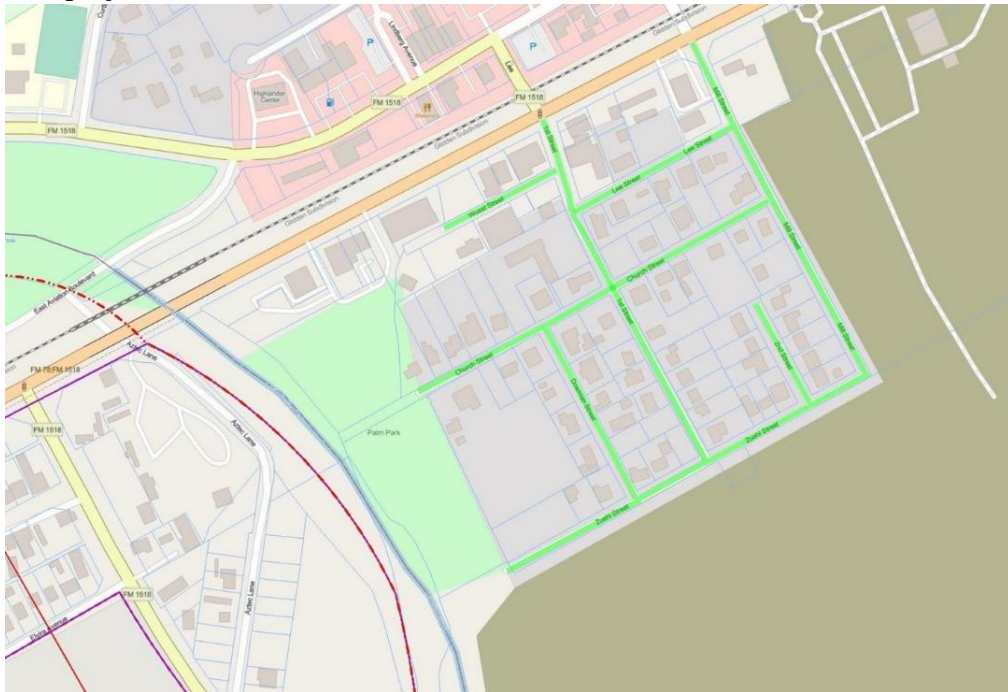


## 5. Buffalo Valley South Resurfacing and Rehabilitation and Utility Replacements

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: Staff has reviewed the first plan submittal from the consultant and has provided comments to the consultant. We expect to receive revised plans for review later this month. The project is still on schedule to bid at the start of the 24-25 fiscal year. Staff also expect construction to begin on the project soon after the contract award is made.



## 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: Postcards with the code for the statistically valid survey were sent out the week of June 24. The consultant was present at the 4<sup>th</sup> of July Jubilee to promote the plan and the link to the feedback site. The consultant provided an update to the Parks & Recreation Advisory Board on July

22 and shared the inventory information and some preliminary analysis. The survey is on-going and expected to close August 9. The consultant team is still on track to bring the final plan for approval in October 2024.

## **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: Staff met with M&S Engineering, RVK Architecture, the Chief Building Official and Fire Marshal on July 16 to review the project and there are a few items still pending from the Fire Marshal before the consultants can finalize the Engineer's estimate of probable cost. City staff now hope to have this by the end of August so the procurement process can begin. The new goal is to have a construction contract in place by December 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: City staff are still 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: Fall 2024
- Project Cost: \$107,036.90
- Consultant: Unintech Engineering
- Contractor: TBD

Project Update: After discussion with the engineer, it has been decided that a new well will need to be drilled. City staff are currently identifying funding sources for the additional cost and are preparing to bid out that new portion of the project. The new updated completion for this project is late Fall 2024.

## **TxDOT Roadway Projects:**

Note: If links do not work, please contact [engineering@schertz.com](mailto: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: Fall 2024
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam
- Project Update: Final adjustments are being made to the capital improvement plans and calculation of maximum impact fees. Statutorily required meetings and hearings regarding the adoption of updated impact fees are expected to begin in late summer. In July, Staff attended training on the software to be able to maintain the water and wastewater models created by the consultant. These models will be used to assess system capacities for new development and to project system behaviors with various improvement scenarios.