

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** November 12, 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: Pending paperwork submitted to state by Hansco
- Projected Completion: TBD
- Project Cost: Estimated \$61,000
- Contractor: Hansco

Project Update: Site visit was completed with Hansco. They requested that all utilities be disconnected from the structures. Hansco is filing paperwork with the date for the demolition and abatement of the properties.

#### 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., The Site Plan has been submitted for review and comments are pending.

#### 3. Digital Sign Replacement in Front of City Hall

Project Description- Replacement of the broken electronic marquee sign that sits in front of City Hall

- Project Status: Pending permits filed by Ezzi Signs
- Projected Completion: TBD
- Project Cost: \$78,000
- Contractor: Ezzi Signs, Inc

Project Update: Final design and location were sent to Ezzi Signs. They are working on pulling the appropriate permits.

## **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: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: No change from last update. Unintech continues to work on acquiring 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: Fall 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. During testing of the lift station in October, it was identified that electrical equipment needs to be elevated further than installed due to the location within the area of special flood hazard (100-year floodplain). Staff is working with the design professionals and contractors to get this accomplished. Once the adjustments are made, further testing will take place and if successful, the contractor will move to transfer flow of actual wastewater from the Sedona lift station to the Woman Hollering Lift Station. Staff and the contractor will work closely with CCMA as this will also mark the startup of the CCMA South Water Reclamation Plant.

## 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: Begin Construction 4<sup>th</sup> Quarter of 2024.
- Projected Completion: Spring 2026
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction: \$2,545,375 (low bid)
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction (Pending Council Approval)
- Project Update: Material submittals are continuing to be reviewed by UEG. The contractor has begun staging equipment and materials. They have also started the initial site prep work.



## 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 completed in the summer of 2025.
- Project Cost: Design NTE \$980,000, Construction Joint Bid \$8,986,837/Aztec 16” Line \$884,270
- Consultant: Half Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)/Qro Mex Construction (Aztec 16” Line)

Project Update: No major updates to the utility construction efforts. SER continues the installation of water and sewer as part of the joint bid work. Qro Mex has been working to install the 16” water line near FM 78. City staff have secured an access easement from a landowner between Aztec Ln and the creek to allow Qro Mex easier access to the site in this location.

#### 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: Pesado has completed a tie-in to the SSLGC line to the fill line of the new tank. This section was recently hydrostatic tested and disinfected. Pesado started coordination efforts so all parties can begin filling the tank for a leakage test. Pesado continues work on the site and electrical work at the plant.

#### 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

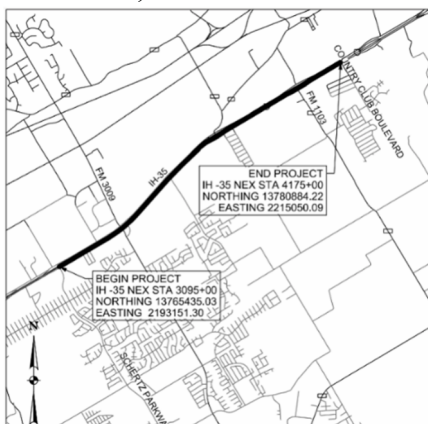
Project Update: Unintech continues to work on acquiring necessary easements for the project. They have provided appraisals for the properties and will be reviewed by staff. Unintech is completing the metes and bounds for the easement and will begin making offers to the landowners.

#### 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: Halff is completing the design phase of the project. We are working to revise a section near the Bussey’s lift station. Rather than relocate the existing force main, it is proposed to extend the gravity main that is being installed by the Schertz Station development. This will allow for gravity service to the area, and we will be able to remove the lift station from service.



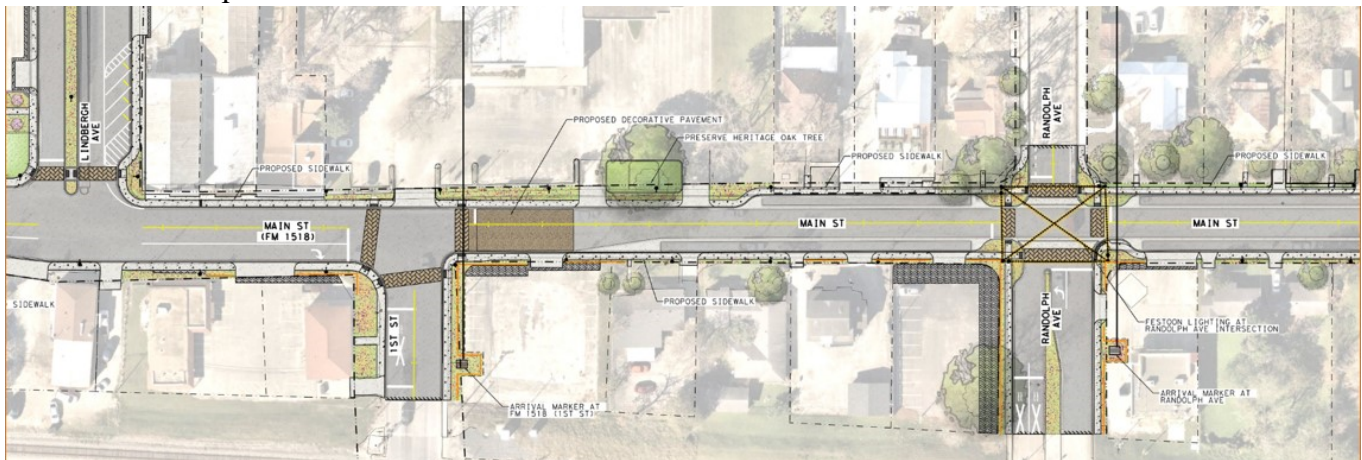
## Street Projects:

### 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: Our consultant is working through some conflicts between some of the project elements and the GVEC utility relocation effort. While most of the conflicts have been resolved, there are a few that are still being worked on. We expect these to be resolved in the very near future so the water line and sewer line replacement work can be bid.



### 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: The right of way plans for the widening at the Doerr Lane and Schertz Parkway intersections have been finalized. The consultant is preparing exhibits for the needed right-of-way so Staff can acquire the parcels needed. CPS is continuing to work on their relocation plans. These are the remaining items needed to develop a bid schedule for the project. Staff anticipates having a bid schedule and revised project schedule by the end of the year.

### **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: Staff and the consultant met with DCIP program manager and got a clearer understanding of the program requirements. Our consultant submitted revised preliminary construction plans for Staff review. Staff expect to have the plan review completed in early November. Staff and our consultant are setting up a meeting with the local Randolph representatives to brief them on the current project status and the next planned steps to move the project closer to construction.

### **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 and Construction
- Projected Completion: Summer 2025
- Project Cost: \$3,220,000 (estimated total)
- Design Consultant: Kimley-Horn Associates
- Contractor: R.L. Jones LP (Resurfacing Project)

Project Update: Construction on the resurfacing project is expected to begin in about a month. The base repairs and other prep work will take about three months to complete. Once completed, the streets will receive the slurry seal. The slurry seal application is expected to occur in April. The rehabilitation project bid package is being finalized and the project will be bid this month. Staff expects the rehabilitation construction to start early next year and be complete in early Summer.

### **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/Bidding
- Projected Completion: Design Summer 2024; Construction Fall 2025
- Project Cost: \$5,978,268 (estimated total)
- Design Consultant: Unintech Consulting Engineering

Project Update: The design and bid package has been completed and the project is being bid this month. Staff expects to have a contact award recommendation to Council for approval in December.



### 3. Schertz Soccer Complex Lighting Project

Project Description – Adding lights and accompanying infrastructure to Fields 3-12. Replacing metal halide lighting on Fields 1 and 2 with upgraded LED lighting for energy efficiency and color consistency.

- Project Status: Pre-Construction and Permitting
- Projected Completion: Spring 2025
- Project Cost: \$1,843,000 (estimated total)
- Contractor: Musco Lighting w/subcontractor Master's Electrical

Project Update: City staff held a preconstruction meeting with Musco Lighting and set a tentative schedule for construction to begin in November and be completed by February 2025. Partial delivery of materials was accepted on October 30. Tentative construction start date is November 11.

### I.T. Projects:

#### 4. Asset Management- Work Order System – Open Gov

Project Description- Replace the current work order and asset management systems

- Project Status: In progress
- Projected Completion: Fall 2025
- Project Cost: Approximately \$470,000
- Contractor: Open Gov

Project Update: Staff have completed an introductory meeting with the contractor. Currently working on scheduling the initial kick off meeting with the supportive staff and contractor to go over details of the first phase of the implementation.

### 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 relocations needed 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: Spring 2025
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam
- Project Update: Final calculations including a financial analysis to determine the discount needed to be added to the calculated maximum impact fee rates are currently underway. Statutorily required meetings and hearings regarding the adoption of updated impact fees that begin with a Capital Improvements Advisory Committee (CIAC) are expected to be scheduled within the next few months. Two meetings are planned with the CIAC to review and recommend adoption of the Land Use Assumptions, Capital Improvement Plan, Land Use Equivalent Counts (growth), and Recommended impact fee rates. After that, City Council will be asked to pass a resolution setting a date for a public hearing of the plans and fees. At the subsequent public hearing, Council will consider adoption of the plans and rates. Because of timing required by Chapter 395, these meetings and the updated impact fee ordinance are planned to wrap up in March 2025.