

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** December 17, 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: Underway
- Projected Completion: January 31, 2025
- Project Cost: Estimated \$61,000
- Contractor: Hansco

Project Update: Asbestos removal was completed on the E. Live Oak property and are currently waiting on removal of electrical so that demolition can begin. Property at Borgfeld has been demolished and debris removal is ongoing estimated to be completed by 12/13/2024. Demolition has not begun on the property at Lower Seguin.

#### 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: The Site Plan process is nearing completion. The next step will be submittal of construction plans for permitting.

#### 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: January 31, 2025
- Project Cost: \$78,000
- Contractor: Ezzi Signs, Inc

Project Update: Permits have been reviewed and issued. Plan to order new LED sign with estimated arrival set for December 27. Contractor estimates installation to start the week of January 13, 2025.

### 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: Summer 2025
- Project Cost: Design \$32,100, Drainage Report \$4,600
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Design of the project is complete and Unintech is going to refocus efforts to acquire necessary easements for the project. After easements are acquired, the project will be rebid, and construction will proceed.

## **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: Winter 2025
- 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 still 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: Summer 2026
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction: \$2,545,375
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction
- Project Update: Keystone has begun construction of the lift station. Material submittals are continuing to be reviewed by UEG and city staff. Long lead items like electrical equipment are being reviewed, approved, and ordered as soon as possible to avoid and/or minimize project delays.



### 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: Halff Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)/Qro Mex Construction (Aztec 16” Line)

Project Update: SER continues the installation of water and sewer as part of the joint bid work. They are installing water near the intersection of Lisa Meadows and continuing their efforts north toward FM 78. CC Carlton and Capital Excavation are working to complete water line installations from the Founders School to the south limits of Crossvine. Once this is installed, SER can complete the abandonment of the old 12” water line along this section of FM 1518. Qro Mex has been working to complete the bore under the creek and Aztec Lane. They are also working on the section of line near the tie-in point along FM 78. Barring any further delays with the creek crossing, Qro Mex should be substantially complete by early

January 2025. This will allow SER to complete all their work for the City relocations up to the FM 1518/FM 78 intersection.

#### **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: Fall 2025
- Project Cost: Design \$466,265, Construction \$7,360,054
- Consultant: Unintech Consulting Engineers
- Contractor: Pesado Construction Co.

Project Update: Pesado is working on electrical conduit installation and had to reroute a section due to the generator pad site. Plans to begin the initial filling of the storage tank have begun but have not been scheduled at this time.

#### **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 2026
- Project Cost: Design NTE \$200,000, Construction Estimate \$4,400,000

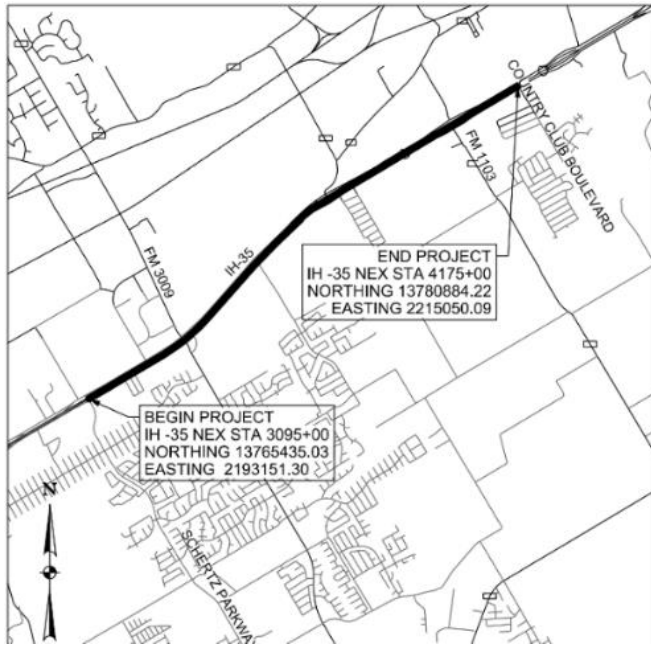
Project Update: Unintech is completing the metes and bounds for easements and will begin making offers to landowners. Once all easements have been acquired the project will be bid and proceed into construction.

#### **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 sewer design of the project. This will be bid separately from the water relocations which will be joint bid with the highway construction efforts. Halff is working to secure the necessary easements for the sewer installation. Once all easements have been acquired the project will be bid and proceed to construction. Staff has also been working with TxDOT and the utility coordinators to complete the relocation agreements that need to be in place for the City to be reimbursed by TxDOT for these relocations associated with an interstate highway project.



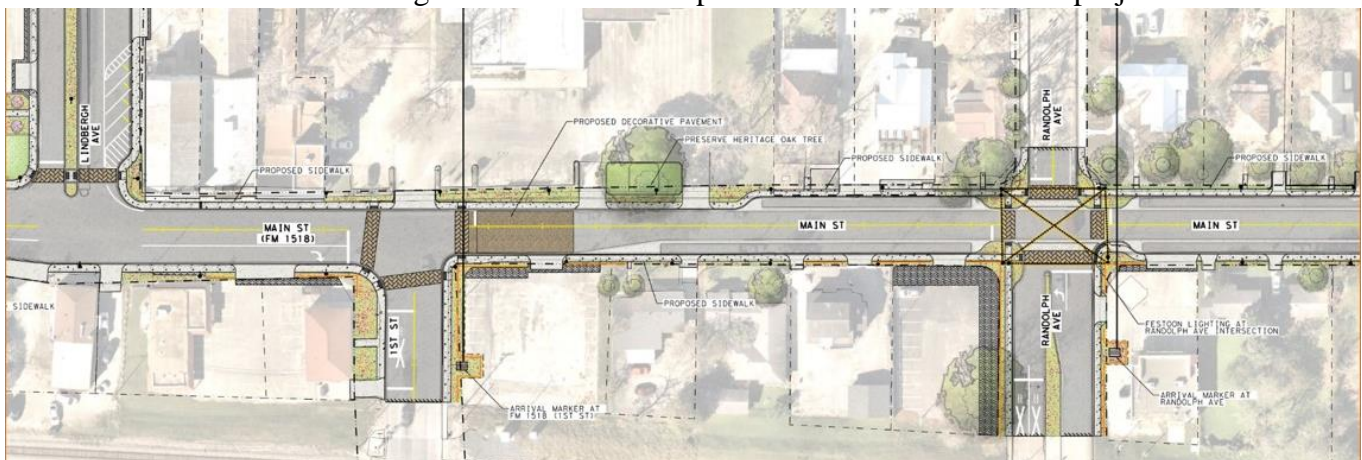
**Street Projects:**

**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 2027
- Project Cost: Design NTE \$2,173,905, Construction \$24,600,000
- Consultant: Kimley- Horn Associates

Project Update: GVEC is close to having their relocation plans completed to the level where we can finalize our water and sewer replacement plans. GVEC expects to get their semi-final plans to our consultant mid-January. Once the plans have been received, our consultant will finalize the water and sewer replacement plans and create the electrical easement documents. This will allow us to complete the bid package, advertise for bids for the water and sewer replacement, and begin acquisition of the needed easements. We will also begin our more detailed public outreach effort for 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: January 2026
- 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 consultant is performing the final checks on the right-of-way acquisition documents before delivering them to Staff. Once Staff has these, we will begin acquisition of the needed right-of-way. We are still waiting for construction schedules from the utilities that need to relocate their facilities out of way of the project. Once we have these schedules, we will be able to establish a bidding 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: January 2027
- Project Cost: Preliminary Design \$985,000
- Consultant: Halff & Associates

Project Update: Staff and our consultant have met with Randolph Base personnel to brief them on the project and the next steps forward. The meeting was a very productive one and we were able to identify some Randolph staff members who will be able to help keep the project moving forward. Our consultant is providing Randolph staff with some documentation they need to start their internal approval process for supporting the project. Our consultant is finishing up their Task Order proposal for the final project design and Staff expects to have it before Council for approval in January 2025.

## **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 began on the resurfacing project last month in the Northcliffe area. The contractor has made good progress on the prep work in that area and is nearing completion of the base repairs and localized concrete repairs. Prep work began in the Kensington Ranch and Savannah Bluff areas this month. The contractor expects to be completed with the prep work in these two areas in mid-

January. The contractor will not be doing any work on the project from December 23<sup>rd</sup> to January 3<sup>rd</sup> to allow residents to celebrate the holidays without construction activity.



## 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: \$5,300,000 (estimated total)
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: The construction contract has been awarded and Staff expects construction to start in early 2025.



## 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: Completion – awaiting Council Approval
- Projected Completion: December 2024
- Project Cost: \$85,000 (NTE)
- Contractor: Freese & Nichols

Project Update: The final plan version was approved by the Parks & Recreation Advisory Board at their special-called meeting on October 21. The final plan version was approved by the Planning and Zoning Commission on December 4. The final plan will then be presented for approval to City Council at the December 17 meeting.

## **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 2025
- Project Cost: \$107,036.90
- Consultant: Unintech Engineering
- Contractor: TBD

Project Update: City staff received one bid and needs to reject the bid due to the company not having the right size of equipment to be able to drill a commercial-sized well. City staff is contacting a well-drilling company on a purchasing cooperative to inquire if they can drill a well to the specifications we need. City staff will rebid the project if it is determined that the purchasing cooperative vendor can't do the work.

## **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: Partial delivery of materials was accepted on October 30. Additional deliveries scheduled for December 18. An electrical site plan was needed for Field 12 as the original plan set did not have the design for Field 12. A change order for \$6,500 was approved for this site plan. It is pending review in the permit process. The tentative construction date is now December 16th.

## **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 recently completed the ESRI GIS setup meeting. The contractor provided a spreadsheet requesting staff to update all city assets that need to be uploaded into the new software system. The next meeting will be the Project Timeline, which is scheduled to take place the week of December 9<sup>th</sup>.

## **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 have been completed and are being incorporated into the final plan being prepared by LAN. 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.

## **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](#)