

CITY COUNCIL MEMORANDUM

City Council Meeting: February 4, 2025
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. 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: No change from previous update. The Site Plan process is nearing completion. The next step will be the submittal of construction plans for permitting.

2. 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: Contractor came out to measure and mark the new location of the sign. Electrical contract completed removing and moving the power supply to the new location of the sign. Installation of the sign is scheduled to take place during the week of January 27th-31st.

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 Unitech continues to work on acquiring 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. Staff continues to work with the contractor, design professionals, and CPS to adjust electrical equipment that needs to be elevated further than installed due to the location within the area of special flood hazard (100-year floodplain). 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. It is expected to have the plant operational in February 2025.

2. Riata Lift Station Relocation

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 4th 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 continues 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. Installation of the relocated gravity main to the lift station has begun.



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 FM 1518 CCMA lift station and continuing 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 completed the bore under the creek and Aztec Lane. They have also completed installation of 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 in February 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 just about complete with electrical conduit installation. The cold weather delayed scheduled concrete pours, but the overall project schedule is not impacted. As soon as the main drain from the tank is completed, the initial filling of the storage tank will be finally scheduled. The funds from the \$3.5 million grant from the EPA awarded for this project have been received by the City.

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

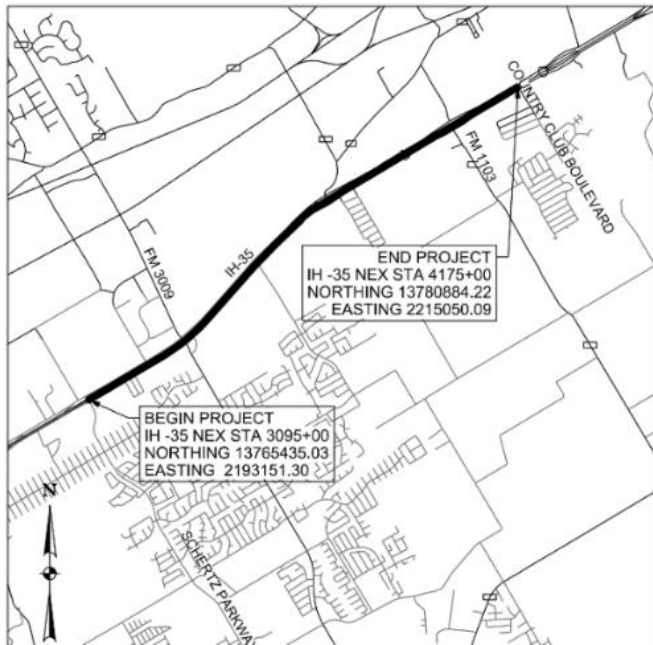
Project Update: Unintech and their subconsultant is beginning to make offers to landowners for needed easements for construction and operation of the lines. Once all easements have been acquired the project will be bid and proceed into construction.

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: No significant change from previous update - Halff is continuing completion of 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.



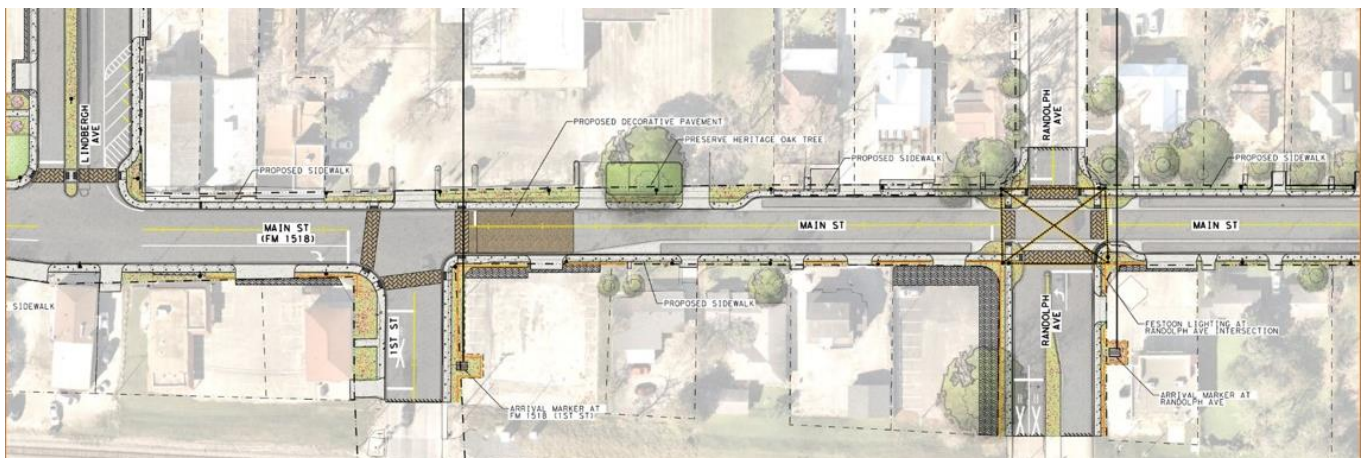
Street Projects:

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: We’re continuing to coordinate with GVEC on potential utility conflicts. GVEC is very close to having their 60% plans completed, which also us to finish out water and sewer replacement plans. Staff expects to have the water and sewer line replacement bid this Spring, with construction starting this Summer. GVEC expects to start doing some overhead line replacement/upgrading along Exchange Avenue this Summer. These replacements/upgrades are necessary for the planned removal of all the overhead lines in Main Street.



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: Right-of-way documents have been created, and Staff is working with the consultant to acquire the right-of-way parcels for the widening at the Schertz Parkway and Doerr Lane intersections.

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 the consultant continue having meetings with Randolph staff to coordinate on the project. Most recently, we met with “security forces” on the base to inform them of the project and gain insight into the south gate operations. The meeting was very productive and provided us with important information on how the future construction activity should be scheduled/coordinated with base activities. We have also met recently with the civil engineering and environmental group to help facilitate the final data gathering needed to complete the environmental assessment for the project. The consultant continues to refine the preliminary plans to provide more details, incorporate feedback from the base, and reduce the right-of-way needs for the project. This month, the final design Task Order will be presented to Council for approval. The project is still on schedule to be ready to apply for the Federal funding for construction in June of this year.

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: Prep work continues in the Kensington Ranch and Savannah Bluff areas. The recent cold weather has caused some delays in getting the work completed. The contractor expects to have this prep work completed by early February and will then start doing prep work in other project areas.



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: Construction
- 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 contractor plans to start construction on March 17th. We will be holding a pre-construction meeting with the contractor in mid-February. Staff will also be doing some public outreach to the neighborhood, informing them of the project and the anticipated construction start.



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
- 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 was approved by 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: The project was put back out to bid and received one qualified bid. The bid will be presented to council for approval at a future meeting in February.

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

Project Update: Construction of light poles and installation of control cabinets has been completed. Trenching is now underway to connect all light poles to power. New conduit runs to Field 12 will start the week of January 27. Project is on track to be completed by February 14 so the spring season can begin on March 1.

I.T. Projects:

1. 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: The staff successfully completed the startup workshop January 21-23. Staff must complete assigned spreadsheets provided by OpenGov with asset information, workflow information, labor, resources, etc. This information will be built into the software system. There are weekly check-in sessions that occur on Fridays to ensure we stay on track with assignments given.

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: A draft of the Water and Wastewater Master Plan, Land Use Assumptions, Capital Improvement Plan, and Impact Fee Update Report was provided to City Council in January as an informational item. Workshops and Hearings were held with the Capital Improvement Advisory Committee in January and comments are being drafted as a result of those meetings. Staff also had a presentation and conversation with the Schertz Economic Development Corporation Board to gather feedback to be shared with Council. Staff and LAN are putting together the CIAC comments and other feedback to present to Council. In accordance with Texas Local Government Code Chapter 395, a resolution is being proposed for action at the February 4, 2025, regular Council meeting for a date to be set for a public hearing of the Land Use Assumptions, Capital Improvement Plans, and Impact Fee Updates. At the subsequent public hearing, Council will consider adoption of the plans and rates.

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 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](#)