

CITY COUNCIL MEMORANDUM

City Council Meeting: March 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: The Site Plan has been approved. Plans are submitted for the construction permit. Once that is approved, the project will be advertised for bid.

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: Due to inclement weather and unforeseen illnesses, the vendor has fallen behind. The vendor informed city staff on February 20th that the sign is currently in production and slated to be finished by March 7th, and installation of the new sign should be completed by March 14th.

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. The project has been on hold pending resolution of some easement acquisition challenges. Staff is working to identify the appropriate path of access to the channel. Unintech will resume work to acquire necessary easements for the project once those challenges have been resolved. 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: Spring 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. The expectation at the time of writing of this update is that the lift station will be tested and started up and live wastewater flow will be pumping to the CCMA South Plant as of March 3. A backup plan involving the use of a temporary bypass pump is in place for the possibility of issues encountered with startup of the lift station. Once the lift station is operational, punch list and closeout of the project will take place. It is estimated that the remainder of work on the project will take several months to complete.

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. The gravity and force mains

will cross the northbound lane of Fairlawn Avenue which will need to be closed for a period of time during this project. The timing of the crossing when a lane closure and detour will need to be in place will be coordinated to have the least impact on school and neighborhood traffic as possible.



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. 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 16” water line installation and is now making the tie-ins at FM 1518 and FM 78.

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 has completed the duct banks for the generator and electrical building pads. They are now working on getting these pads installed. Once complete crews will work on underground piping and coordination for pump installation.

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

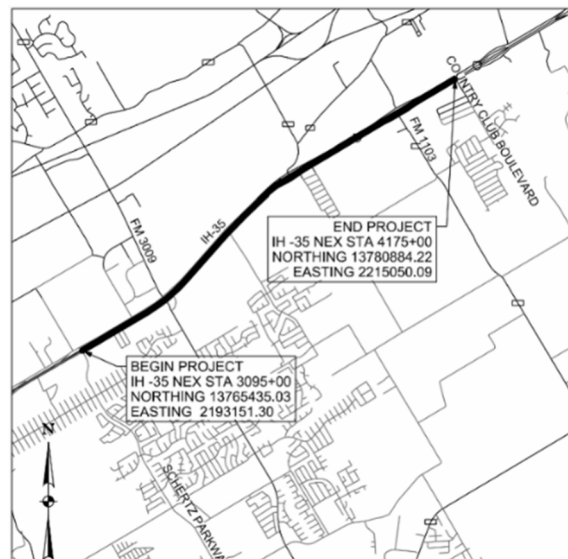
Project Update: Negotiation for needed easements for the project is underway. Based on the success of the negotiations, it is possible that line alignment may be altered. It is also possible that the City will need to use the eminent domain process to acquire some easement area. Staff will do everything possible to avoid that scenario, but Council should be aware that if realignment and negotiation efforts ultimately prove unsuccessful, it may be the recommended course of action. 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.



7. Robin Hood Way Waterline Replacement

Project Description – Replacement and upsizing of water line in Robin Hood Way, Sherlock Lane, and Nottinghamshire. The main replacement is to increase flows in the area, particularly to meet fire flow requirements. The project also includes street resurfacing and rehabilitation work that was previously removed from the SPAM project.

- Project Status: Design
- Projected Completion: Fall 2025
- Project Cost: \$5,350,000
- Consultant: Kimley- Horn & Associates

Project Update: The majority of the street design work was completed with the SPAM project effort. There is a portion of Robin Hood Way that needs to be reconstructed instead of just rehabilitated. Council recently approved the Task Order to do the water line design and to modify the design to reconstruct a portion of Robin Hood Way. The consultant has begun work on the Task Order.

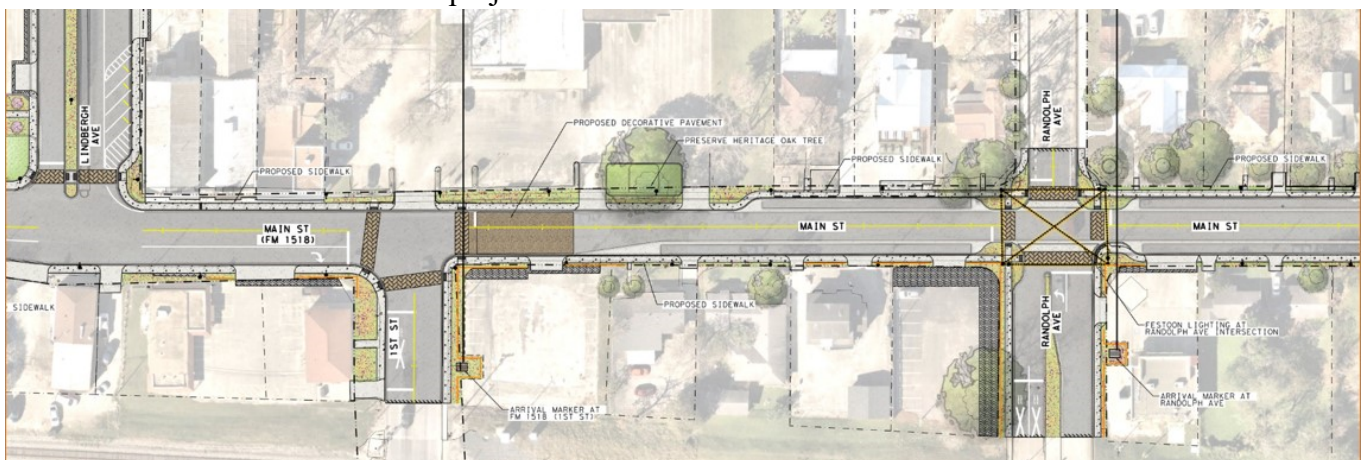
Street Projects:

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 still waiting on the 60% plans from GVEC. Our consultant is continuing to refine the final plans for the project. They are exploring some modifications to the monument sign on 1st Street to accommodate the power pole and needed guy wires close to the railroad tracks. The modifications will be presented to the Main Street Committee in the near future. Staff participated in a Community Impact News interview to discuss 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: A Task Order for right-of-way acquisition will be presented to Council for approval in March. CPS is working on their relocation plans to address conflicts in the project area. Staff anticipates construction will begin summer 2025.

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: \$18,200,000
- Consultant: Halff & Associates

Project Update: The consultant is finishing up the preliminary design for the project. Environmental clearance work is progressing. Recently, Council approved a Task Order to complete the final design and right-of-way acquisition for the project. As the preliminary design wraps up, the consultant will start the final design, while the environmental clearance is still on-going. The goal is to have the project “shovel ready” by June of this year in order to apply for the DCIP funding for 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: The base repairs, asphalt level up, and concrete repairs for the project have been mostly completed. Inclement weather has caused some minor delays in getting some of the prep work completed. The base repairs on Schertz Parkway were started in the last week of February and will be completed in early March. The contractor has also started crack sealing in the project areas. The slurry seal is expected to be applied in early April.

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: Construction will begin on March 17th. Staff has distributed fliers to all the residents and businesses in the project area explaining the project and informing them on the start date. The contractor will also re-notify everyone in the project area right before construction starts.



6. Boenig Drive Reconstruction

Project Description – Reconstruction of Boenig Drive between Ware Seguin Road and Graytown Road. The reconstruction includes reconfiguration of the intersection with Ware Seguin Road to improve efficiencies and eliminate having two street intersections side-by-side on Ware Seguin Road.

- Project Status: Design
- Projected Completion: Winter 2025
- Project Cost: \$3,240,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: The consultant has just begun the project design.

Parks & Recreation Projects:

1. 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 March.

2. 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: Project completion has been delayed to weather. The lights are scheduled to be turned on February 26 for testing. The fields will still open for games on March 1. Ribbon cutting date in late March TBD.

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: No change at this time. City staff is continuing to work on completing the 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 (LUA), Capital Improvement Plan (CIP), 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. On March 4, 2025, a public hearing is scheduled for Council to hear and consider updates to the Water and Wastewater Master Plans which are a piece of this overall project. Another public hearing is scheduled on March 18, 2025, regarding the Land Use Assumptions, Capital Improvement Plans, and Impact Fee Updates. At the subsequent public hearing, Council will consider adoption of the LUA, Impact Fee CIP, 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](#)