Informational Only

CITY COUNCIL MEMORANDUM

City Council Meeting: **April 1, 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: This project is being pushed back to FY 25-26 or FY26-27 as we need to reallocate funding from this project to help fund the repairs of the retention wall and pavers at the Schertz Library.

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: The sign is installed and the mason's finished their work on March 21st. We still need the internet connected to the sign and the final electrical connections to be made. A curb will need to be installed and possibly add dry scaping around the sign as well.

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: No new updates since last council meeting. 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 consists 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 includes 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 collection and conveyance system including the lift station was put into operation March 3, 2025. The CCMA South Plant is operational. The Woman Hollering Package Treatment Plant has been shut down and is being cleaned and removed from the leased property location. The Sedona Lift Station and the pump and haul operation at Hallie's Cove are being decommissioned. Staff is working on generating punch list items for the project to be completed. 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 list 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. The wet well structure has been set, and the contractor is preparing the rough-in electrical conduits. Some of the gravity main and force main has been installed, but tie-ins are being delayed to later in the project to avoid traffic impacts along Fairlawn Avenue at this time.

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 have uncovered some AC water line that was previously abandoned. City staff and Halff are working with TXDOT for proper remediation of these lines and if it will be a conflict with the new roadway should they be left in place. Capital Excavation has completed the water line installation from the Founders Academy down to the segment that was installed by CC Carlton. Capital has also transferred the school's services over to the new water line. Capital continues to work on the installation of the 18" sewer line. SER can now 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 completed the tie-ins at FM 1518 and FM 78. They are working on final clean-up and revegetating of 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: 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 generator, electrical building, and pump pads and is now continuing with yard piping within the site. They are coordinating with City staff and SSLGC for tie-ins to the supply water line as well as to the elevated tank.

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 continues. A few landowners have agreed to the easements however some are still concerned about the impacts of the easement to their property. 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.

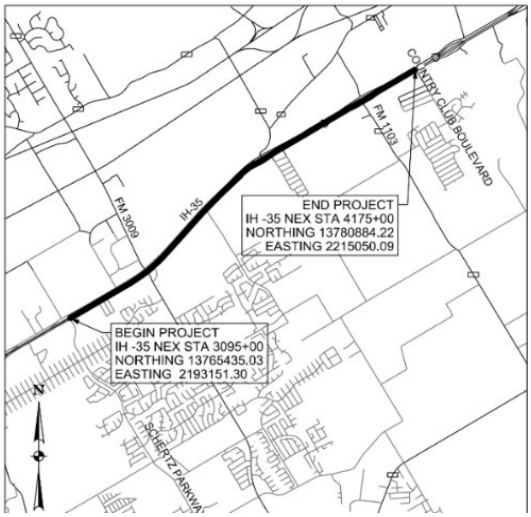
6. **IH 35 NEX-North Utility Relocations**

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 continues with easement negotiations 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 Nottingshire. 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

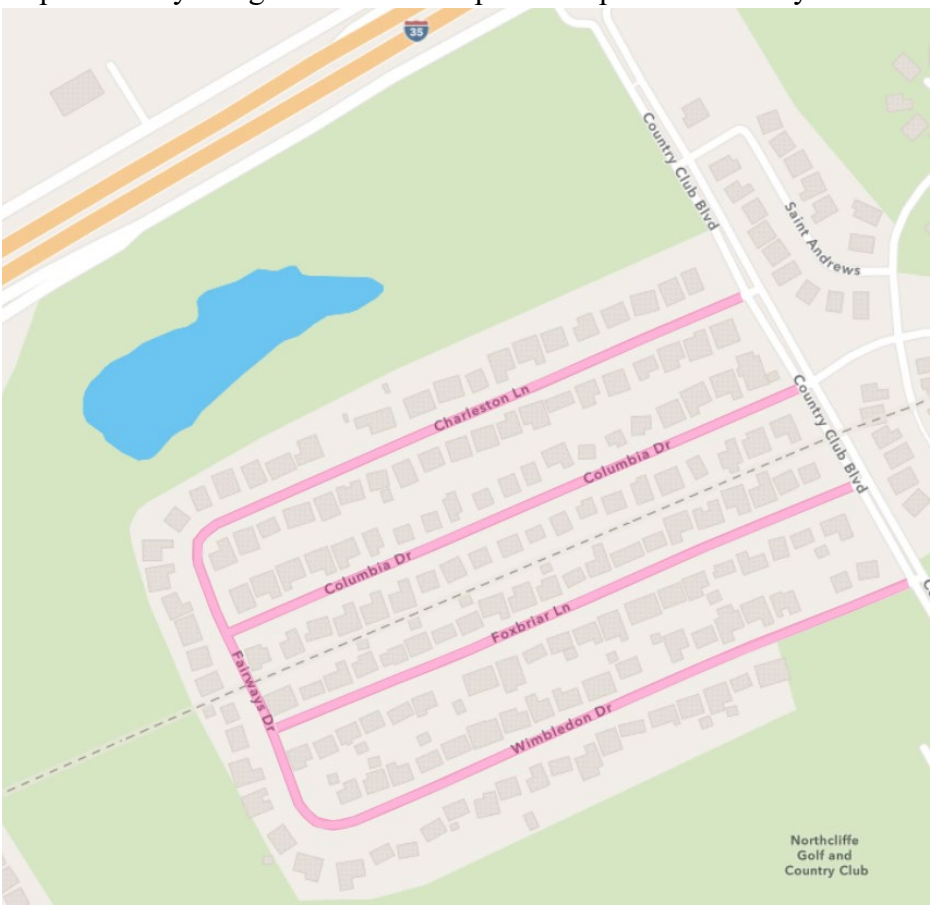
Project Update: Survey work for the water line replacement is underway in the Schertz Forest Subdivision. The surveying is expected to be completed by the end of the month. The consultant has started the initial design effort for the project.

8. **Northcliffe Country Club Estates Water and Wastewater Main Replacement**
   Project Description – replacement of the water and wastewater mains and rehabilitation of the streets in the Northcliffe Country Club Estates subdivision.
   - Project Status: Design
   - Projected Completion: Fall 2026
   - Project Cost: Design & Easement Acquisition Services - $5,000,000
   - Consultant: Unintech Consulting Engineers, Inc

   Project Update: Project design will begin after the Council approval of the Task Order in April 2025.

9. **Bell North Sewer Extension**
   Project Description – Ten commercial properties on the west end of Bell North Drive are served by private grinder pumps that pump into a public wastewater force main that discharges into a manhole near 17316 Bell North Drive. This project is the construction of a gravity sewer main within Bell North Drive that will flow toward and discharge into the main on Doerr Lane.
   - Project Status: Design
   - Projected Completion:
   - Project Cost: Design $95,000
   - Consultant: Freeland Turk Engineering Group LLC

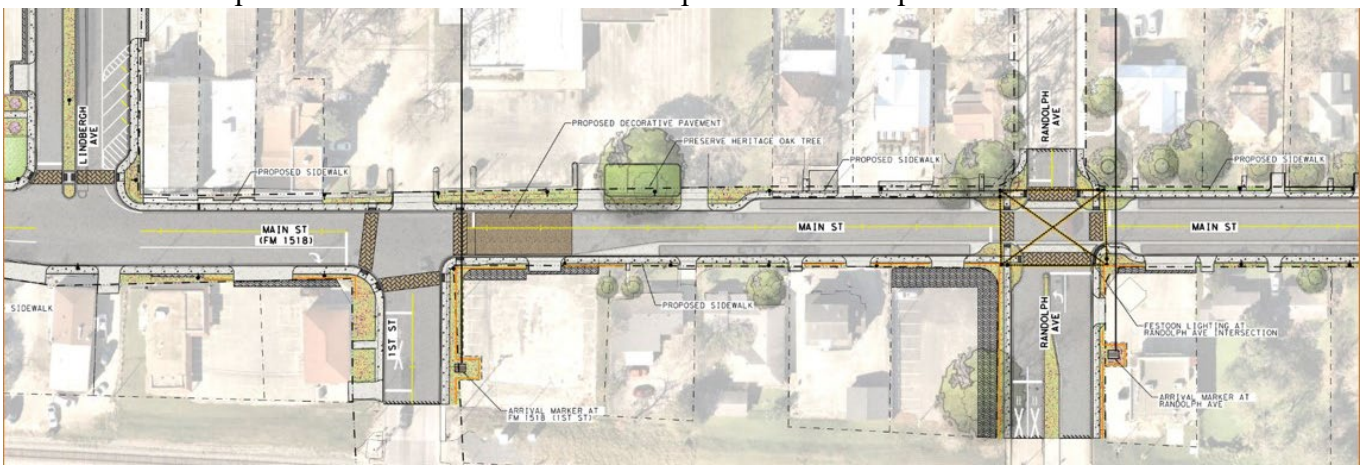
   Project Update: This project includes the replacement of the existing sewer ahead of the SPAM 2025 CIP project. Freeland Turk is starting the design stages of the project. In April the surveying and preliminary design should be complete and provided to City staff for review.



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: Staff are still waiting on the 60% plans from GVEC. Our consultant requested a status update from GVEC on the 60% plans. The consultant is proceeding with the final design of the water and sewer main replacements. Some adjustments have been made to the plans based on the earlier feedback between the consultant and GVEC as GVEC has been developing their relocation plans. The water and sewer line replacement are expected to start Summer 2025.



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: March 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 recent approval of a Task Order Amendment allows the right-of-way acquisition effort to begin. The consultant is coordinating with utility companies to get the known conflicts addressed before project construction begins. Construction is expected to start Summer 2025. Staff provided a project update to the EDC Board late last month.

3. **Lower Seguin Road Reconstruction**

Project Description – The project will reconstruct 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 City intends to pursue Federal DCIP funding for project construction.

- Project Status: Design
- Projected Completion: January 2027
- Project Cost: $18,200,000
- Consultant: Halff & Associates

Project Update: The consultant just completed Subsurface Utility Engineering (SUE) work int the project area. This work involved pot-holing existing utilities to accurately verify their location and depth. Environmental excavations needed for the environmental clearance effort have also been completed. Later this month the consultant will provide the first final design plan review submittal. The consultant continues to coordinate with the base on the project efforts and gathers more information from them to incorporate into the plans.

4. **2024 SPAM Resurfacing**

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: April 2025
- Project Cost: $3,220,000 (estimated total)
- Design Consultant: Kimley-Horn Associates
- Contractor: R.L. Jones LP

Project Update: All of the "prep work" has been completed. The slurry seal contractor is expected to arrive on the project on April 1st. The slurry seal application will go quickly, and the project is expected to be complete mid-April 2025.

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: Winter 2026
- Project Cost: $5,705,000 (estimated total)
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: Construction is underway on Zuehl. The sewer line is being replaced first, then the water line. After both lines are replaced and have been tested, the street rehabilitation will be done. The contractor has two utility crews working on the project. One crew is working on

the sewer line replacement as is further "ahead." The second crew is working on the water line replacement.

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.

7. 2024 SPAM Rehabilitation

Project Description – Rehabilitation of St Andrews, Maple, and part of the Silvertree Subdivision streets. Rehabilitation involves removing the existing pavement, stabilizing the material underneath, and placing a new layer of pavement on the street.

- Project Status: Construction
- Projected Completion: Winter 2025
- Project Cost: $3,561,660
- Consultant: Kimley-Horn Associates

Project Update: Bids were opened on March 28th for the project. A contract award recommendation will be provided to Council for approval in April 2025.

8. **FM 3009 Overpass**
   Project Description – TXDOT project for overpass construction at the FM 3009/FM 78 intersection to elevate the main lanes of FM 3009 over the railroad tracks and FM 78. On and off ramps will be provided so vehicles can travel between FM 3009 and FM 78 at the intersection. The project includes some improvements to FM 78 to improve operational efficiencies of the on and off ramps.
   - Project Status: Schematic Design and Environmental Clearance
   - Projected Completion: TBD
   - Project Cost: $40,000,000 (TXDOT)
   - Consultant: Kimley-Horn Associates

   Project Update: The schematic plans and the environmental clearance are underway. Some initial public meets have been held, and more are scheduled in the near future. TXDOT has also met with affected property owners and explained the project and potential right-of-way needs to them. TXDOT has formally applied to the Alamo Area Metropolitan Planning Organization (AAMPO) for construction funding.

<u>Parks & Recreation Projects:</u>

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 April.

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

   Project Update: Project is substantially complete. Musco Lighting to perform a final light survey in mid-March. Practices and games started March 1. City staff is working on other maintenance items around the complex in anticipation of the ribbon cutting date in early April 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: City staff have completed the assigned spreadsheets provided by OpenGov with asset information, workflow information, labor, resources, etc. This information will be built into the software system. We have a "train the trainer" session scheduled for April 1-2.

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: Council adopted updated Water and Wastewater Master Plans on March 4, 2025. A public hearing on updates to Land Use Assumptions (LUAs), Capital Improvement Plans (CIPs), and Impact Fees was held on March 18, 2025. During the April 1, 2025, meeting, City Council will consider adoption of the proposed updates to the LUAs, CIPs, and Impact Fees.

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