

CITY COUNCIL MEMORANDUM

City Council Meeting: May 6, 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 digital sign installation was completed during the week of March 24th, with the internet connection and final electrical hookups finished the week of March 31st. A curb installation is required, and dryscaping may also be added around the sign. Staff is currently coordinating operational training with Daktronics.

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 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: Summer 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 continuing to work on generating punch lists 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 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. The wet well structure has been set and is being tested, 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

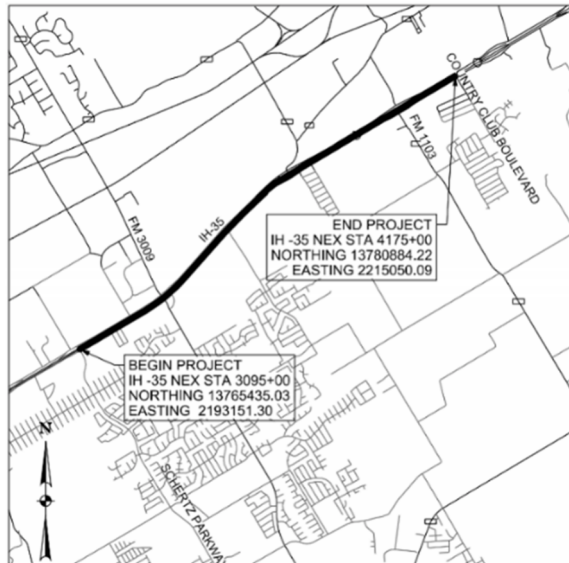
Project Update: Negotiation for needed easements for the project continues. A few landowners have agreed to the easements however some are still concerned about the impacts of the easement to their property. Based on the success of the negotiations, it is possible that line alignment may be altered. 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: Halff continues with easement negotiations for the sewer installation. Once all easements have been acquired, the project will be bid and proceed to construction. On April 15, 2025, Council authorized easement acquisitions and a relocation agreement needed for the City to be reimbursed by TxDOT for the project work.



Extent of IH 35 NEX – Northern Segment

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: Initial survey work has been completed and design is underway. Staff expects to have preliminary plans to review in the near future.

8. 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: Design is underway. Staff expects to have preliminary plans to review in the near future.

9. 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: Task Order for the project design will be presented to Council for approval this month.



10. Cibolo West Wastewater Trunk Main

Project Description – Installation of approximately 21,680 LF of gravity wastewater trunk main that will collect wastewater at the location of the Saddlebrook Wastewater Lift Station as well as areas north of Schaefer Road and convey flows south along a route including along Weir and Trainer Hale Roads and the west side of Cibolo Creek to the CCMA South Water Reclamation Plant. Having this line in place will ultimately allow the decommissioning of the Corbett and Saddlebrook Lift Stations. The project is a collaboration between the City of Schertz and Green Valley Special Utility District.

- Project Status: Route Study
- Projected Completion: Study expected to be complete Summer 2025
- Total Project Cost: \$16,213,000
- Consultant for Study: Lockwood, Andrews, & Newnam, Inc.

Project Update: The route study and sizing of the trunk main is underway.

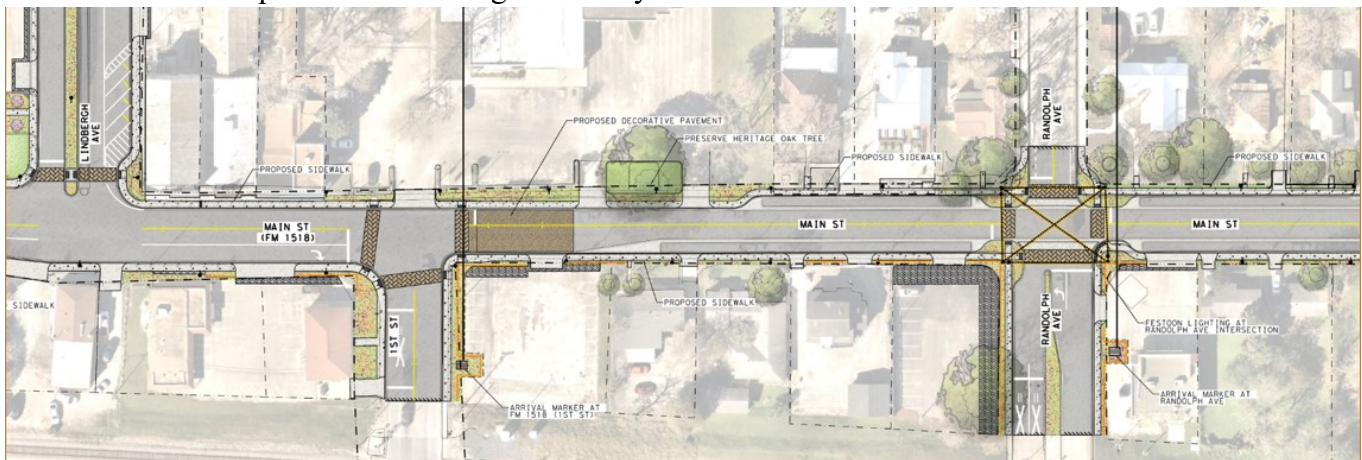
Street Projects:

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: The GVEC 60% plans have been received. Our consultant is using the plans to double check for any conflicts with the water and sewer line replacements. Staff is working with the consultant to develop a schedule for completing the water and sewer replacement bid package and estimated construction start date. Staff will begin a more formal public outreach effort concerning the project as this schedule is created. Staff still anticipates construction on the water and sewer replacements starting later this year.



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: Right-of-Way acquisition at the Schertz Parkway and Doerr Lane intersections is underway. Our consultant is coordinating with the utility companies to get the known conflicts addressed. There are some last-minute sewer line changes being incorporated into the project plans to up-size part of the new sewer line to a 24" diameter. Staff will be working with EDC to start detailed public outreach to businesses in the near future.

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 first final design project plans have been submitted and are under review. The consultant continues to coordinate with the base on the project efforts and gathers more information from them to incorporate into the plans. We anticipate bringing forward a Resolution for Council approval to authorize the City Manager to execute the application for DCIP funding this month.

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: \$2,400,000 (estimated total)
- Design Consultant: Kimley-Horn Associates
- Contractor: R.L. Jones LP

Project Update: The project is fully complete. The total project costs are being finalized now and the project savings will be used to fund additional work for the 2025 SPAM projects.

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: The new sewer line has been placed in Zuehl Road and half of Mill Street. Part of the testing of the new lines have been completed successfully and individual sewer service laterals from the homes are being connected to the new sewer line. Sewer line replacement in Church Street has begun. A second crew is getting started on the water line replacement in Zuehl Road. Once the water line is replaced, the street rehabilitation will start in Zuehl. The project is currently slightly ahead of schedule.

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: Preliminary plans have been received and are under review. Comments will be provided to the consultant this month so the plans can be completed.

7. 2024 SPAM Rehabilitation

Project Description – Rehabilitation of St Andrews, Maple, and part of the Silvertree Subdivision streets. Rehabilitation involves removing the existing pavement, cement 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
- Contractor: E-Z Bel Construction, LLC

Project Update: Construction is expected to start in early July.

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 still underway. TXDOT has formally applied to the Alamo Area Metropolitan Planning Organization (AAMPO) for construction funding. While TXDOT has applied for funding, this doesn't mean the funding will be available and construction starting in the near future. By applying for funding now, it gets the project "on the list" for AAMPO to consider and does not mean construction will occur soon. While funding is being considered by AAMPO, the environmental clearance and design efforts will continue and more public meetings will be held to help refine 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: Construction Pending
- Projected Completion: Summer 2025
- Project Cost: \$200,000 (estimated total)
- Consultant: Unintech Engineering
- Contractor: Kutscher Drilling

Project Update: One bid was received (Kutscher Drilling) for the new well that is needed to be compliant with Edwards Aquifer Authority standards and construction will commence once council approves the contract in May. Once the new well is drilled, the final phase is adding the additional storage tanks which city staff will facilitate.

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 complete. Ribbon cutting date is set for Monday May 12 at 6 pm.

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 spreadsheets provided by OpenGov, which contain asset details, workflow information, labor, resources, and more. This data has been integrated into the software system to help build the test environment. Staff successfully participated in the “train the trainer” session from April 1-3, where they learned the new software in the test environment. Going forward, staff will schedule weekly training sessions to further familiarize themselves with the test environment in preparation for the planned rollout in June.

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: Complete Spring 2025
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam

Project Update: Council adopted updated Water and Wastewater Master Plans on March 4, 2025. After public hearings on updates to Land Use Assumptions (LUAs), Capital Improvement Plans (CIPs), and Impact Fees on March 18, 2025, and April 1, 2025, City Council adopted the proposed updates to the LUAs, CIPs, Impact Fees, and Code Chapter 90. Maximum assessable impact fees for water and wastewater were adopted.

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](#)