

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** August 5, 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. Library Retention Wall (Pavers)**

Project Description – Replacing the failing plastic panels around the library foundation with concrete panels. This includes removal and replacement of some of the concrete pavers in the rear courtyard.

- Project Status: Design
- Projected Completion: Spring 2026
- Project Cost: \$350,000
- Consultant: Unintech Consulting Engineering
- Contractor: To be determined

Project Update: Staff is reviewing internally whether to replace the pavers with concrete with this project.

### **3. Fire Station 4**

Project Description – Fire Station 4 Design and Build

- Project Status: Site Plan Development and Construction Design
- Projected Completion: December 2026
- Project Cost: Estimated \$13.25 million
- Consultant: AGCM – Owner Rep
- Architect: Martinez Architecture
- Contractor: Marksman - CMAR

Project Update: The project is going well. We are at 90% complete on plans and moving to pricing. Estimates show we are good at this point but very close. Next price set will be more definitive. Renderings to be coming soon.

### **4. FM 78 Build Out PD CID Property Room**

Project Description – Remodel a portion of the County Building that PD will utilize for CID and Property

- Project Status: Pending approval from County
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: Currently awaiting approval from the County as to when the Police Department can move into the designated space in the County building located off FM 78.

### **5. Police Department Building Remodel**

Project Description – Remodel office areas within building 06 where the Police Department operates.

- Project Status: Pending approval from the County that PD can move into the County building
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: This project is in conjunction with the Police Department moving into the County building on FM 78. Once moved, remodeling of the specific areas within the Police Department will begin.

## **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 are 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.

## **2. Pickrell Park & FM 1518 Drainage**

Project Description – Installation of underground drainage, upgraded creek outfalls and provide localized surface drainage swales. Sanitary sewer relocation within areas of conflict with proposed drainage improvements

- Project Status: Preliminary Engineering Study
- Projected Completion: TBD
- Project Cost: \$41,987 - \$47,500 NTE (study only)
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech has recently provided staff with a task order to prepare a preliminary engineering report for drainage improvements at Pickrell Park and FM 1518 with associated sanitary sewer relocation. Staff is reviewing the proposal and will present the professional services agreement to Council at the next scheduled meeting.

## **3. Wendy Swan Drainage**

Project Description – Removal of an existing concrete retaining wall, install underground drainage and fill to grade with localized surface drainage.

- Project Status: Design
- Projected Completion:
- Project Cost: Design \$108,500 (\$120,000 NTE), Construction Estimate \$939,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech has recently provided staff with a task order to provide civil and survey design services for the reconstruction of a drainage facility at Wendy Swan Memorial Park. Staff is reviewing the proposal and will present the professional services agreement to Council at the next scheduled meeting.

## **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: No change since the last 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 are continuing to work on generating punch lists for the project to be completed. It is estimated that the remainder of the 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 4<sup>th</sup> Quarter of 2024.
- Projected Completion: Summer 2026
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction: \$2,545,375
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction
- Project Update: Keystone continues construction of the lift station. The contractor continues with the site work, which currently includes the electrical rack, fence, and site stabilization. They are also concluding the gravity main installation within Fairlawn Avenue. The contractor indicates to be on schedule for substantial completion, with the exception of the generator, in October. The generator is scheduled to be delivered mid-February, and the electrician will be back on site at that time to complete the final installation.



### **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. The new water lines have all been tested and placed into service from Schaefer Rd down to IH 10. Terracon has performed load testing on old, abandoned AC water lines to determine whether they can remain abandoned in place or if they need to be removed. We are currently waiting on TXDOT for a final decision of how these AC water lines will be addressed. Capital Excavation is completing final testing of the new sewer line. The City proposed to TXDOT to fully abandon in place, the entire section of the old 10” sewer line due to its location to other new CPS and TXDOT facilities and the fact that shallow groundwater is present in this location. Final close out documents have been assembled to complete the construction contract with Qro Mex.

### **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: Construction efforts were slow during the month of July. The contractor is waiting on the electrical switchboard which is scheduled to be delivered in August. The planned schedule is to complete construction near the end of September.

### **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/Easement Acquisition
- Projected Completion: Spring 2026
- Project Cost: Design NTE \$200,000, Construction Estimate \$4,400,000

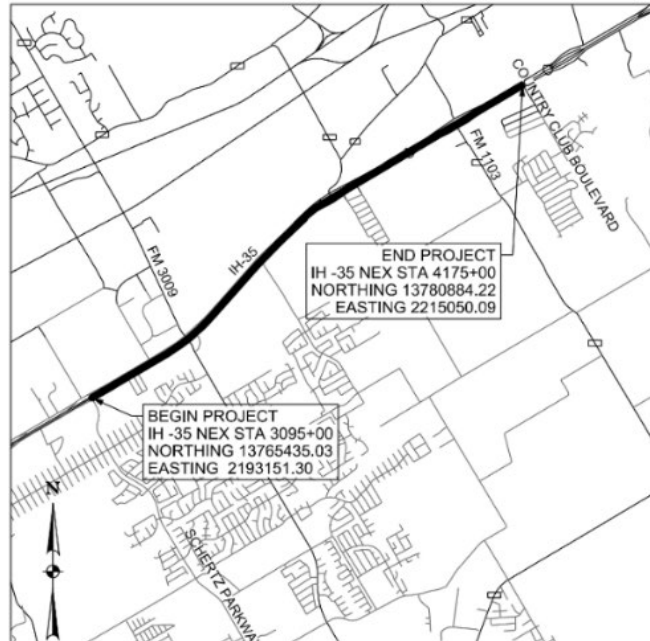
Project Update: The easement acquisition continues. We have received verbal approval from one (1) property owner. We are just waiting on formal documents to be executed before releasing payment. Another property is in probate, to which their representative has indicated that a conservation easement exists on the property which prohibits the proposed water line. The City attorney interprets the easement differently. Staff is preparing to ask Council to approve moving forward with eminent domain.

## 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 has received a verbal agreement for the last easement necessary for the sewer portion of the project. We are waiting on a closing date to finalize the execution. Once this easement is secured, we will begin the bidding phase of the non-joint bid work (sewer).



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: Staff are reviewing the preliminary plans for the project.

## 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

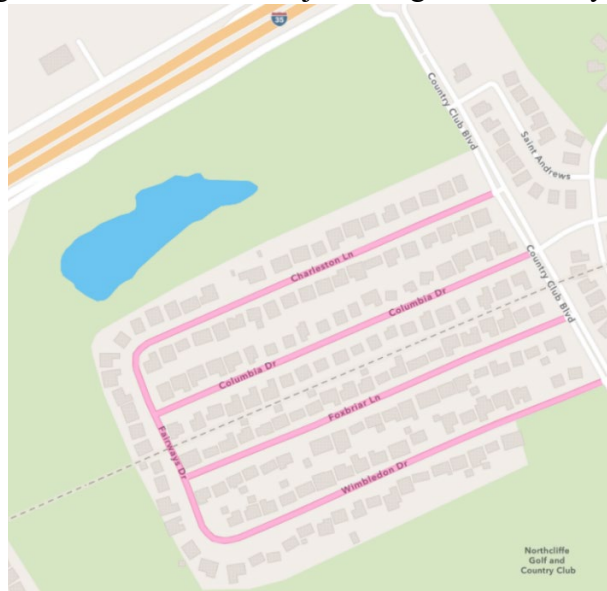
Project Update: Staff has met with the consultant to discuss minor revisions to the design. Freeland Turk is working to incorporate these changes as well as prepare the construction contract documents.

## 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 - \$10,435,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: No change from last month. Project design is underway.



## 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 (GVSUD).

- 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: Staff has received a draft of the Technical Memorandum, “Cibolo West Trunk Main Route Study and Analysis” from the consultant. Staff from the City and from GVSUD. The report includes the final proposed alignment, line sizes, easement needs, and preliminary cost estimates. A meeting is planned in August for Staff and the consultant to discuss and finalize the report. The next phase of the project will be the acquisition of easements needed for the line.

## 11. Elevated Storage Tank Pipe Replacement and Tank Painting

Project Description – Rehabilitation of vertical fill and drain line piping in the East Live Oak and Northcliffe elevated storage tanks due to increased signs of fatigue at the welded joints. The project also includes the painting of the interior and exterior of the East Live Oak and Northcliffe elevated tanks and the Ware Seguin ground storage tank.

- Project Status: Design
- Projected Completion: Design expected to be complete Summer 2025
- Total Project Cost: \$2,600,000 Estimated Total
- Consultant for Study: Unintech Consulting Engineers, Inc.

Project Update: Staff is working with consultant to facilitate inspection, sampling, and testing of piping to determine the condition. Once complete, the results will be evaluated to determine the underlying cause of the deterioration and design the rehabilitation plan.

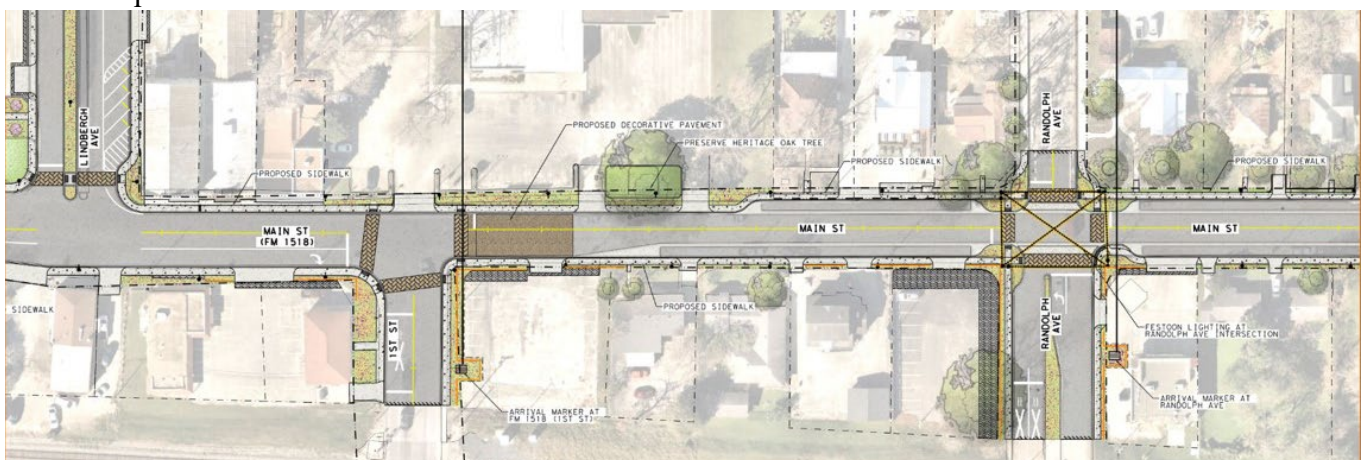
## Street Projects:

### 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 is coordinating with AT&T and other utilities to address a few remaining conflicts and to confirm the underground space needs. Final plans for the water main and sewer main replacement are in progress. Staff expects to start the public outreach effort and easement acquisition this Fall.



### 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: No changes from last month. 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: Plans are almost fully completed and the application for DCIP funding has been submitted. Those projects ranked high enough will be notified towards the end of August that their application will be considered a formal application, and the project will proceed through another round of discussions/evaluations. The second round of the selection project will have some direct discussions with the applicants. The final selection is expected to be completed in September and the funding awarded.

### **4. Buffalo Valley South Resurfacing and Rehabilitation and Utility Replacements**

Project Description – Water and sanitary sewer main replacements and street rehabilitation of Buffalo Valley South, specifically Mill Street, 1<sup>st</sup> St, 2<sup>nd</sup> St, Bowman St, Lee St, Church St, Zuehl St, and Wuest. PCI data was used to select the streets in the project. Project will be funded with a combination of SPAM funding (for the street rehabilitation) and ARP funding for the utility replacement.

- Project Status: 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 water main and sewer mains in Zuehl and Mill Street south of Lee Street are fully complete and connected to the existing systems outside of the project area. Individual services have been connected to the new mains and are using the newly installed pipes. Another crew will start on the street rehabilitation work on Zuehl and Mill Street in the first week of August. The new sewer and water mains have been installed in Church Street from the western end to Dorman. The sewer main installation in Church Street between Dorman and Mill Street is almost complete. The water main installation is a couple hundred yards behind the sewer main installation. The project is still slightly ahead of schedule.

## 5. 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: No change from last month. The preliminary plan review has been completed and comments provided to our consultant. The consultant is working on Final plans now.

## 6. 2024 SPAM Rehabilitation

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

- Project Status: Construction
- Projected Completion: Winter 2025
- Project Cost: \$3,581,000
- Consultant: Kimley-Horn Associates
- Contractor: E-Z Bel Construction, LLC

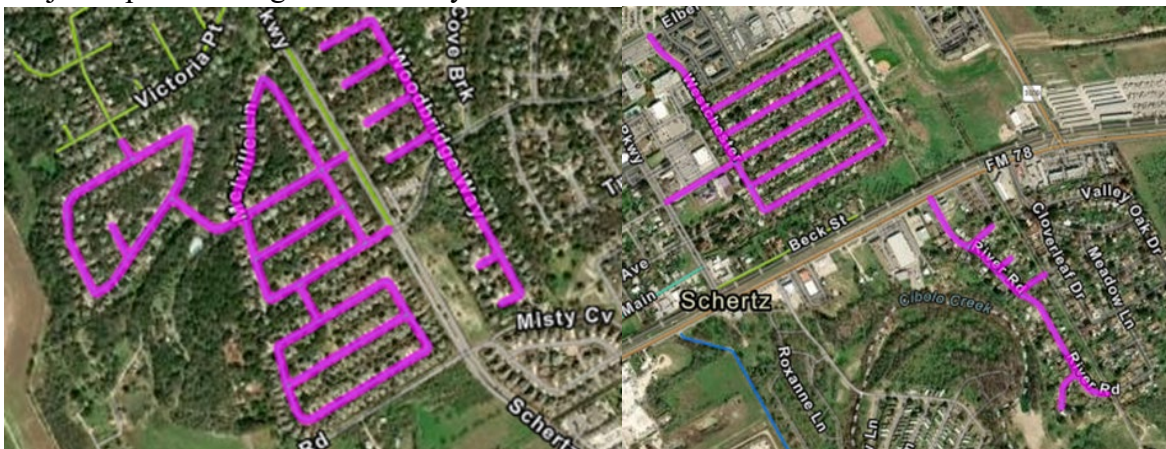
Project Update: Construction is expected to start mid- August 2025.

## 7. 2025 SPAM Resurfacing

Project Description – Resurfacing of the streets in the Ashley Woods, Woodbridge, and Rio Vista subdivisions. Resurfacing involves performing localized concrete repairs; base repairs; asphalt level up; crack sealing; and applying a slurry seal to the surface of the streets.

- Project Status: Design
- Projected Completion: Spring 2026
- Project Cost: \$1,282,231
- Consultant: Kimley-Horn Associates

Project Update: Design is underway.





## **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: Pending Construction Schedule
- Projected Completion: Fall 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 Council approved the contract on May 6. Construction is still pending the vendor's scheduling and the permit approval from EAA, likely September 2025. Once the new well is drilled, the final phase is adding the additional storage tanks which city staff will facilitate.

## **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 continues to have separate department workshops to practice utilizing the software program and plans to incorporate small group training sessions on how to submit a work order July 14-18. The go-live date for the new software for the departments that fall under Phase I (Fleet, Facilities, IT, and Water/Wastewater) was July 21-23.

## **Studies and Plans:**

### **1. Master Thoroughfare Plan and Roadway Impact Fee Update**

Staff has reviewed a scope and fee proposal from a consultant to begin work on an update to the Master Thoroughfare Plan and Roadway Impact Fee Program. The task order for this project is on the Council agenda for authorization on August 5, 2025.

### **2. Regional Flood Planning**

Though not a formal, funded study, Staff is working with Regions 11 and 12 Flood Planning Groups to identify flooding issues throughout the City and flood management strategies to address them. Staff has provided information previously missing from the group's mapping regarding low water crossings, critical facilities, shelters, etc.

## **TxDOT Roadway Projects:**

**Note:** If links do not work, please contact [engineering@schertz.com](mailto:engineering@schertz.com)

1. **FM 1103 Improvement Project:** Construction officially began in November 2022 and was originally expected to be complete in fall 2026. Minor progress is being made on the roadway while utility relocation continues. General project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)
  
2. **FM 1518 Improvement Project:** SER Construction, LLC, formally began construction on April 9, 2024. The contractor has leased property owned by the City on Schaefer Road to stage construction activities. The first few months of the project will be mainly underground utility construction and will mostly take place outside travel lanes. While there may be some delays, major traffic disruptions should not be experienced much during this phase of the project. The project is currently anticipated to be completed in 2028. Updates regarding the FM 1518 project are available by visiting and subscribing at the following link: [FM 1518 Expansion](#)
  
3. **IH-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project continues with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. Utility coordination work for the northern segment of the project is underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for the costs of all relocations needed except for any upsizing or improvements above current conditions. Updates about the project can be obtained by signing up at the following link: [I 35 NEX Project Updates](#)
  
4. **IH-10 Graytown Road to Guadalupe County Line: Work** for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Updates regarding the IH 10 project are available by signing up at the following link: [IH 10 Expansion Information](#)