

CITY COUNCIL MEMORANDUM

City Council Meeting: August 4, 2026
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 FY26-27 due to the need to reallocate funding from this project to help fund the repairs of the retention wall and pavers at the Schertz Library. In the interim, Public Works has graded a small area of the lot to provide additional improved surface for parking and storage of vehicles and equipment in order to comply with the City's regulations regarding the use of unimproved surfaces.

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: The project was bid and two bids were received. An additional "proposal" came in after the bid opening. This "proposal" couldn't be considered as a responsive bid for the project. Both responsive bids far exceeded the Engineer's Estimate and budget available for the project. In reviewing the bids, some of the individual bid items had extremely high unit prices. There is an agenda item for the August 4th meeting to reject all the bids received, which will allow the project to be re-bid. Our consultant is reaching out to the bidders to determine what in the bid package triggered such high costs. That information will be used to revise the bid package to hopefully receive more favorable bids.

3. Fire Station 4

Project Description – Fire Station 4 Build

- Project Status: All walls are up and building is wrapped. CMU is almost complete on the front, after metal cross bracing is welded in place (this is for wind strength). Metal studs are in place, and they are working through all rough-in for electrical and plumbing. Coming will be set ceiling cassettes, drywall one side of walls, rough-in apparatus bay walls, and electrical HVAC overhead rough-in.
- Projected Completion: March 2027
- Total Project Cost: Estimated \$13.25 million
- Building Cost: Estimated \$10 million
- Consultant: AGCM – Owner Rep
- Architect: Martinez Architecture
- Contractor: Marksman – CMAR

Project Update: We had 3 rain days in July so far due to the weather we all went through. We have been doing daily walk-throughs so we can find any items that need addressing before the walls get closed in. This has proved beneficial so far and will continue until all in wall work is completed and they prepare to close in all walls. From here, we will begin to make our shopping list for appliances and equipment for the station, so it is here when they are ready to go. If present pace of construction continues, they are predicting an early completion. However, they will not commit to a date modification at this point.

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: Approved by the County
- Projected Completion: TBD
- Consultant: AG/CM (Owners Representative)
- Contractor: TBD

Project Update: An internal estimate, prepared with support from an owner's representative, placed the project cost between \$530,000 and \$560,000, which is \$1.4 million less than the Parkhill proposal. City staff will present a resolution to the City Council recommending the rejection of all proposals and rebidding the project under a Design-Build delivery model. The decision to switch to a Design-Build framework aims to better integrate the design and construction phases and streamline project management. Staff has also agreed to engage an owner's representative to oversee the project and protect the city's interests at an estimated cost of \$67K, thus, we are requesting a CIP increase of \$250K for a total estimated project cost of \$650K.

June 18 Update- On 6/16/26, City Staff met with AG/CM for the preliminary meeting. Purchasing will obtain the RFQ documents from AG/CM and use the city-standard RFQ to initiate the new bidding process for the project. This does not have to go on the agenda for the City Council to approve before going out for review. AG/CM mentioned the total, estimated project time could be 11 months.

July 8, 2026 – AG/CM and city staff met with potential contractors to discuss the scope of work and answer any questions. Five companies were represented at the meeting. SOQs are due no later than 1400 hours on July 30, 2026.

5. Police Department Building Remodel

Project Description – Remodel office areas within building #6 where the Police Department operates. Areas to remodel may include the current CIS division, P&E holding area, and possibly other offices along that hallway.

- Project Status: Once the FM 78 project is nearing completion, we can move forward.
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: In a **holding status** until administrative tasks with the FM 78 build out for the property room and CID are completed. No update as of June 2026.

6. HVAC Replacement

Project Description – Replacing aged HVAC units at the following locations City Hall (5 units), Council Chambers (1), Library (9) and YMCA (11).

- Project Status: In progress
- Projected Completion: estimated August 2026
- Contractor: Way Mechanical

Project Update: The installation and replacement of the Council Chambers HVAC unit have been completed. The contractor has completed the installation of the railing at City Hall. City Hall is currently pending an installation date for the 5 RTUs. Lastly, due to summer schedules, the Library and YMCA installation and replacement will take place in August 2026.

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: Spring 2027
- Project Cost: Design \$32,100, Drainage Report \$4,600
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Easement negotiations are continuing with the property owners. 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: Staff is reviewing the latest revisions provided by Unintech. Recommendations from the study will be used to develop a project to improve the drainage in this area of the City.

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: Summer 2026
- Project Cost: Design \$108,500 (\$125,000 NTE), Construction Estimate \$800,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Staff has received final plans and specifications. Staff has sent out correspondence via certified mail trying to obtain a temporary easement/right-of-entry to relocate a property owner's fence from the park property onto the property owner's property.

4. Friesenhahn Lift Station Drainage Improvements

Project Description – Drainage study of Friesenhahn Lift Station site will be performed and used to develop plans for construction of recommended improvements to remedy poor drainage conditions around the site.

- Project Status: Study and Design
- Projected Completion: TBD
- Project Cost: Design \$74,815 Construction Estimate TBD
- Consultant: Utility Engineering Group
- Contractor: TBD

Project Update: No change from the last update. UEG is working to update the recommendations discussed with staff, and these will be used in the design phase of the project.

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 2026
- Project Cost: Engineering/Design \$1,187,594, Land purchases, ROW, legal and advertising \$700,810, Construction \$11,200,000, and miscellaneous costs for a project total of \$13,088,404
- 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 contractor continues to work on correction of items identified on the punchlist for the project to be completed. Remaining work includes correction of pump issues, relocation and elevation of main disconnect, repair of settling crane foundation and subsequent crane operational testing. It is still estimated that the remainder of the work on the project may still take several months to complete but as stated, the project is operational.

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: \$2,800,000
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction

Project Update: Keystone has planted the required trees along the front of the lift station. Final closeout documents are being sent and reviewed for completion by staff. UEG and staff continue to work with TxDOT for the reimbursement of the cost of design, site acquisition, and construction.



Riata Lift Station Location

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 Fall of 2026.
- Project Cost: Design NTE \$980,000, Construction Joint Bid \$8,986,837/Aztec 16" Line \$884,270
- Consultant: Halff Associates, Inc.
- Contractor: SER Construction Partners (TxDOT's General Contractor)/Qro Mex Construction (Aztec 16" Line-completed)

Project Update: No change since last update. SER has slowed down on the installation of water and sewer on the north end of the project due to CCMA working on their utility relocations within the same area. Once CCMA is completed in the area, SER will resume utility installation.

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: Summer 2026
- Project Cost: Design \$547,100, Construction \$8,665,220
- Consultant: Unintech Consulting Engineers
- Contractor: Pesado Construction Co.

Project Update: There are a couple remaining punchlist items that Pesado is working to complete. They are also providing the final closeout document including O&M manuals for staff review.

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: Fall 2026
- Project Cost: Design NTE \$254,974, Construction Estimate \$4,400,000

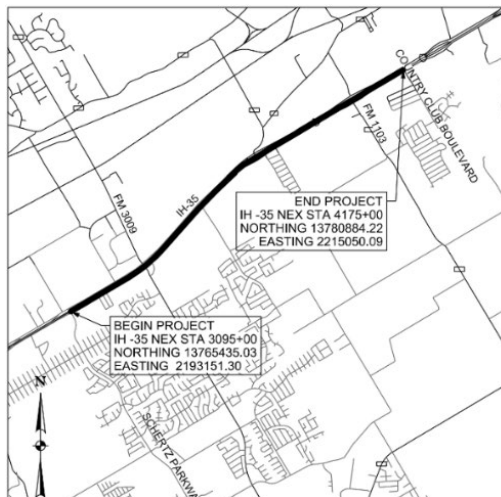
Project Update: Unintech has begun assembling the construction contract documents to begin the bidding process for the section of water line along IH 10 between Pfeil and N. Graytown roads. Advertising and bidding will be done in August.

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 - Construction
- Projected Completion: Joint Bid Construction is planned for Fall 2027
- Project Cost: Design & Easement Acquisition Services - \$1,250,000
- Project Cost: Construction Sewer Only - \$1,787,074 (\$2,000,000 NTE)
- Consultant: Halff Associates, Inc.

Project Update: No new updates - Blackrock Construction continues the sewer construction effort along IH 35. Halff is working to revise plans of a sewer crossing of IH 35 due to conflicts discovered with other utility providers. This is being coordinated with the contractor, TxDOT, and the other utilities to ensure a change in the vertical alignment does not create any other concerns. Once these plans are approved, Blackrock will continue with the bore to install the sewer line casing.



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 2027
- Project Cost: \$5,350,000
- Consultant: Kimley- Horn & Associates

Project Update:

The additional survey work has been completed, and our consultant is revising the project plans. Some value engineering is also ongoing with the proposed street work in the project. We anticipate having the project ready to bid before the end of this fiscal year and construction starting in early 2027.

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: 90% Completion
- Projected Completion: Summer 2026
- Project Cost: Design \$95,000
- Project Cost: Construction \$513,900 (\$575,000 NTE)
- Consultant: Freeland Turk Engineering Group LLC
- Contractor: RL Jones, LP

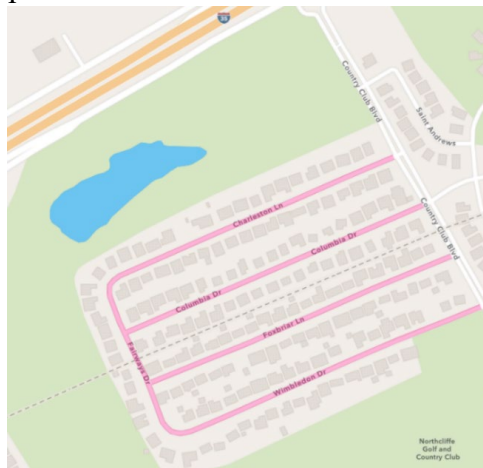
Project Update: No change from last update. RL Jones has completed their punch-list items. The City is currently coordinating with the remaining businesses that continue to operate on onsite septic systems, which were not identified or included during the original design phase.

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 2027
- Project Cost: \$8,733,400 (estimated)
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: The project is expected to be bid later 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 (GVSUD).

- Project Status: Easement Acquisition
- Projected Completion: Fall 2027
- Total Project Cost: \$26,743,000
- Consultant for Route Study: Lockwood, Andrews, & Newnam, Inc.
- Consultant for PER and Easement Acquisition: Halff Associates, Inc.

Project Update: After a meeting with Halff, staff is awaiting a scope and fee proposal to prepare a preliminary engineering report and easement acquisitions. Staff plans to present the results of the route study and bring the PER task order to Council during a coming meeting.

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 by Fall 2026.
- Total Project Cost: \$2,600,000 Estimated Total
- Consultant for Study: Unintech Consulting Engineers, Inc.

Project Update: Staff has provided their preference on pipe materials to replace the damaged riser piping. Unintech will begin work on their design for staff review.

12. Schertz Parkway 16” Water Transmission Main Replacement

Project Description – Replacement of approximately 1,200 linear feet of 16” water transmission main along Schertz Parkway between Mare Way and Maske Road.

- Project Status: Design
- Projected Completion: Winter 2026
- Project Cost: Design \$180,824 (\$245,000 NTE), Easements \$50,000, Construction Estimate \$1,500,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Final plans have been received. Consultant is still working to obtain the required construction easement for the new waterline. Project is waiting until easement is acquired before bidding. Staff has processed a task order for appraisal services to help determine the easement cost. Unintech has also provided an option to install a liner in the existing pipe rather than construct a new water line. Staff is scheduled to meet with CPM Pipelines to discuss this option and make a determination which option we want to use for this project.

13. FM 3009 18” Water Transmission Main Replacement

Project Description – Replacement of approximately 7,600 linear feet of 18” water transmission main.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design \$431,752 (\$550,000 NTE), Construction Estimate (including easement acquisition) \$4,800,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Preliminary plans have been reviewed by staff and returned to Unintech for correction and final design.

14. IH 35 Ground Storage Tank and Pump Station

Project Description – Construction of a 3-million-gallon ground storage tank and pump station adjacent to the existing IH 35 elevated storage tank to provide storage capacity that can be filled during non-peak hours of the day.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design \$728,068 (\$800,000 NTE), Construction Estimate (including land acquisition) \$13,750,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech is working to incorporate staff comments into the engineering report and will begin the preliminary design of the proposed ground storage tank and pump station.

15. Dedicated Transmission Main 24”

Project Description – Construction of a 24” dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank.

- Project Status: Design 90% complete, resuming Easement Acquisition Negotiations
- Projected Completion: to be determined
- Project Cost: Design \$2,502,060, Easement Acquisition \$1,000,000, Construction \$28,572,940
- Consultant: Kimley-Horn & Associates

Project Update: Project was placed on hold and shifted to future budget years but is currently expected to resume pending award of a grant through the Texas Water Development Board (TWDB) Water Supply Infrastructure Grant (WSIG), the application for which was authorized by Council on July 7, 2026.

16. Lift Station Decommissioning

Project Description – Decommissioning of Elbel and Whisper Branch Lift Stations including regulatory documentation and physical demolition and abandonment. The project also includes the development of a lift station decommissioning standard guidance document that can be used by the City for future lift station decommissioning projects.

- Project Status: Design
- Projected Completion: TBD
- Project Cost: Design \$49,635 Construction Estimate TBD
- Consultant: Utility Engineering Group
- Contractor: TBD

Project Update: No change since last update. UEG is working on the preliminary design for the decommissioning and a draft of the guidance document. Staff has provided some decommissioning needs of the electrical components at each site.

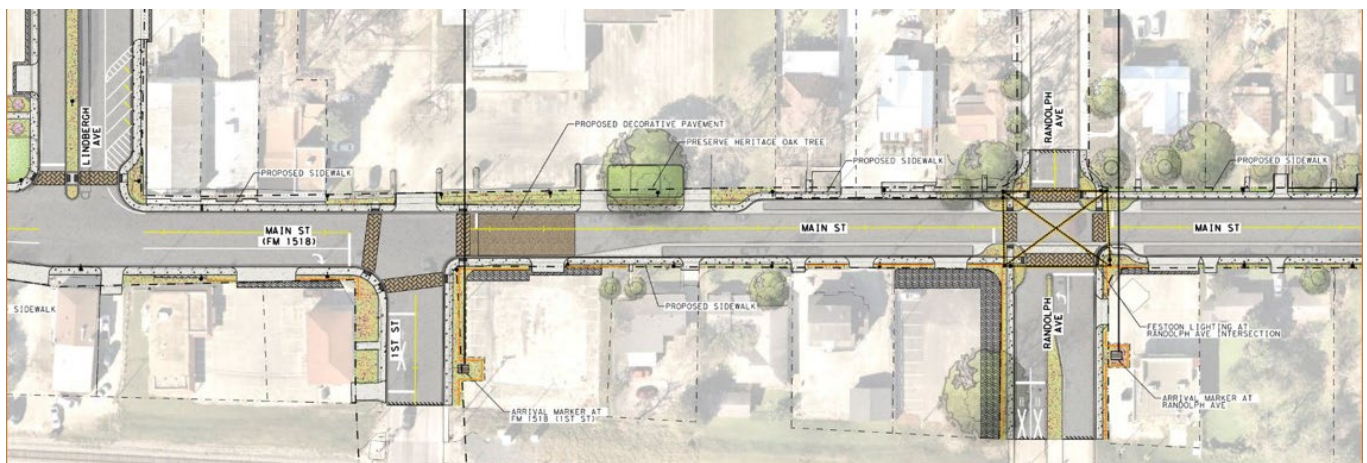
Street Projects:

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 2028
- Project Cost: \$25,880,893
- Consultant: Kimley- Horn Associates

Project Update: No change from last month. Utility outreach is ongoing and the project scope is being increased some. Some modifications to the Aviation Boulevard/FM 1518 intersection to improve the right turn movement from FM 1518 to Aviation Boulevard will be added to 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: Fall 2027
- Project Cost: Design \$571,000 (\$20,000 from Selma), Construction estimate \$6,738,092 (\$100,000 from Selma)
- Design Consultant: Halff Associates, Inc.

Project Update: The design amendment to shift the Schertz Parkway alignment will be presented to Council for approval later this month. We have closed on the Right-of-Way acquisition for the Republic Distributing site. We have agreement with CAT for the Right-of-Way needed from their site and the documents are going through their legal team so we can close on that parcel. Staff will be providing a project update to the EDC Board 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: Fall 2028
- Project Cost: \$18,200,000
- Consultant: Halff Associates, Inc.

Project Update: We expect to hear the results of our DCIP funding application towards the end of this month. The next funding call for DEAGG funding will be early September. We will be submitting a revised application for funding from that program. Right-of-Way and Easement acquisition for the project is underway, and the project plans continue to be refined.

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, 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: April 16 (Substantial Completion)
- Project Cost: \$5,977,000
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: The contractor is nearly finished with all the punch list items. Staff is scheduling another full project walkthrough to verify the punch list completion early this month. A brief ribbon cutting marking the project completion is scheduled for August 18th, before the Council Meeting. Additional details will be provided to Council closer to the 18th.

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: Spring 2027
- Project Cost: \$3,240,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: The utility conflicts have been fully identified and explained to the utility companies. CPS is in the process of going through their process to relocate their facilities out of the way of the project. Their process is expected to take a few months to complete, which will cause a delay in getting the project out to bid. We anticipate bidding the project in early January. If CPS is able to complete their work sooner, we will be able to bid the project sooner.

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: Summer 2026
- Project Cost: \$3,581,000
- Consultant: Kimley-Horn Associates
- Contractor: E-Z Bel Construction, LLC

Project Update: The recent rains have caused some delays in the project. The paving in Dove Meadows has been completed. Staff has done a more detailed walkthrough of the Dove Meadows area and distributed fliers to the residents asking them to provide us with any outstanding items so a complete punch list can be provided to the contractor. All of the concrete work has been completed on Maple Drive, and the street work is well underway. Paving is expected to be completed early this month.

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: Summer 2027
- Project Cost: \$1,282,231
- Consultant: Kimley-Horn Associates

Project Update: We continue to see project costs increase. As a result, the project scope is still being refined in order to fit within budget. The final scope revisions will likely need to wait until after the Northcliffe Country Club Estates and Robin Hood Way Waterline Replacement projects have been bid, so any “excess funding can be identified and added to the resurfacing project.

8. Kramer Farm Rehabilitation

Project Description – Rehabilitation of the western streets in Kramer Farm Subdivision. 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: Design
- Projected Completion: Summer 2027
- Project Cost: \$1,446,582
- Consultant: Kimley-Horn Associates

Project Update: Final plan changes are expected to be completed this month. Once the changes are completed, the project will go out for bid.

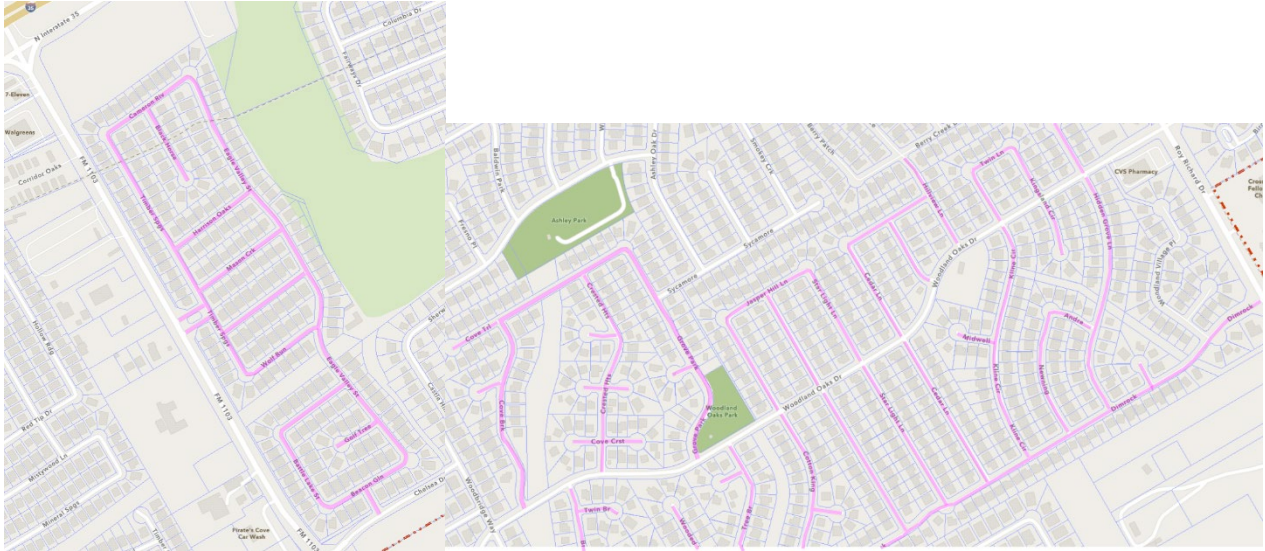
9. 2026 SPAM Resurfacing

Project Description – resurfacing of the streets in the Fairway Ridge; Woodland Oaks; and Horseshoe Oaks Subdivisions. The project also includes the TSAC-recommended crosswalk improvements.

- Project Status: Design
- Projected Completion: Summer 2027
- Project Cost: \$1,780,000
- Consultant: Kimley-Horn Associates

Project Update: We continue to see project costs increase. As a result, the project scope is still being refined in order to fit within budget. The final scope revisions will likely need to wait until after the

Northcliffe Country Club Estates and Robin Hood Way Waterline Replacement projects have been bid, so any “excess funding can be identified and added to the resurfacing project.

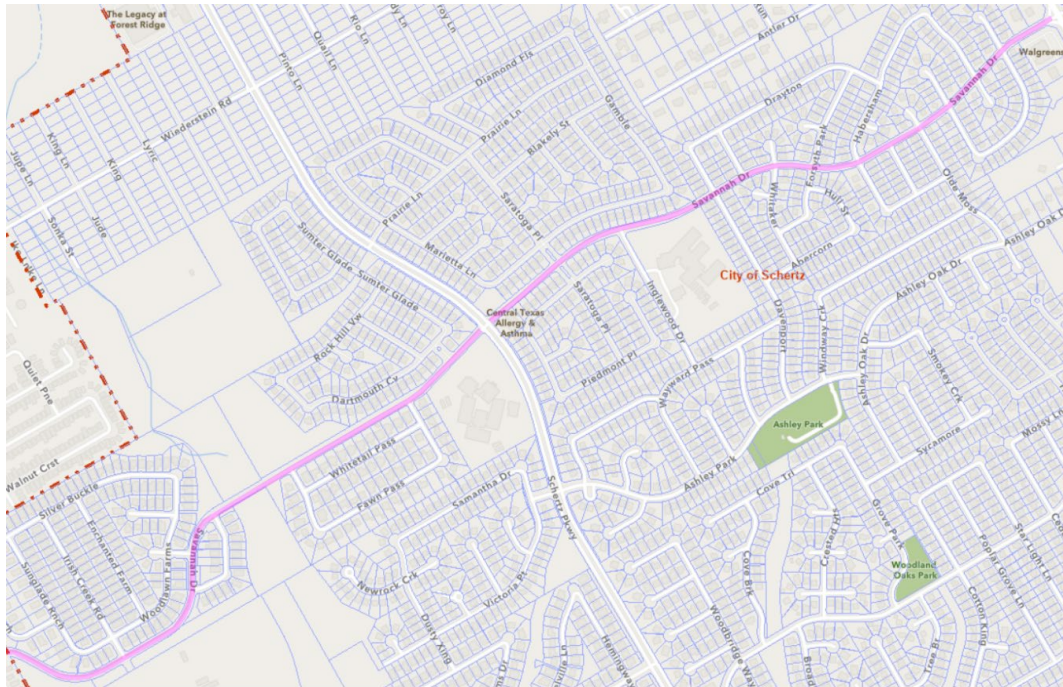


10. Savannah Drive Overlay

Project Description – Resurfacing of Savannah Drive from the Selma City Limits to FM 3009.

- Project Status: Construction
- Projected Completion: Spring 2027
- Project Cost: \$1,460,000
- Consultant: Kimley-Horn Associates

Project Update: No change from last month. Final plan comments have been provided, and the final changes are being made to the bid package. Once the changes are completed, the project will go out for bid.



11. 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: \$100,000,000 (TxDOT)
- Consultant: Kimley-Horn Associates

Project Update:

TxDOT is preparing for a public outreach meeting for the project. They expect to hold the meeting in September. Once we know the date of this meeting, we will provide it to Council and the public.

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: Under Construction
- Projected Completion: Fall 2026
- Project Cost: \$200,000 (estimated total)
- Consultant: Unintech Engineering
- Contractor: Kutscher Drilling and Specified Water Systems

Project Update: The first draw was submitted to Specified Water Systems for production of the tank, and it is in stock at the warehouse yard. The contractor is waiting on the liner to ship so it can be installed in the tank. The contractor is working on scheduling the pad pour for the tank and acquiring the proper permits. Installation of the tank and final connections should be made in August.

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: Parks, Street, and Drainage staff is currently working in the sandbox test environment. Due to turnover in the GIS department, the newly hired GIS staff is working closely with the contractor and their GIS consulting team in training them on OpenGov and transferring maps and in-field assets into the new system.

Studies and Plans:

1. Master Thoroughfare Plan and Roadway Impact Fee Update

Project Description – Update to City’s Master Thoroughfare Plan and Roadway Impact Fee Program.

- Project Status: Study
- Projected Completion: Schedule Pending
- Total Project Cost: \$149,460 (\$170,000 NTE)
- Consultant for Study: Kimley-Horn Associates

Project Update: The draft fee report is still being worked on. Some of the elements in the report are taking longer to complete than originally anticipated. After further consideration, Staff decided to expand the public outreach effort for the update. The first public outreach effort will be a “targeted group” later this month. Additional outreach meeting dates are being developed. Staff expects to have an outreach schedule completed later this month.

2. Southern Schertz Interim Sewer Service Study

Project Description – Until the completion of expansion of the CCMA South Water Reclamation Plant, treatment capacity in southern Schertz is severely limited. This project is a study to identify potential short-term and long-term sewer service treatment options for the City’s southern service area.

- Project Status: Study
- Projected Completion: Schedule Pending
- Total Project Cost: \$59,695
- Consultant for Study: Utility Engineering Group

Project Update: Staff and the consultant continue to evaluate potential solutions to provide interim capacity. It was determined that a temporary package treatment plant is likely not a viable option due to a conflict with CCMA’s current and future permits for discharge in the same watershed (mid Cibolo Creek).

3. Regional Flood Planning

Staff has been collecting and sharing information including previous studies, maps, photographs, and anecdotal accounts of flood events with the AECOM, the consultant preparing the Flood Management Evaluation (FME). Progress meetings are being scheduled.

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](#)