



It's real.

ECD = ESTIMATED COMPLETION DATE

TxDOT Projects

- **N. Austin Street – R.R. tracks to IH 10**

Contractor: Curran Construction

Scope: Reconstruction of roadway, add bike lanes and sidewalks, drainage and utility relocation; completed project will also have a continuous center turn lane to improve capacity of the street.

Update: The project was delayed for months due to utilities being in the way (AT&T and CenterPoint); Construction is finally underway

ECD: Feb. 2018

- **King Street (Court Street to Kingsbury)**

Contractor: Curran Construction

Scope: Restore existing portions of King Street

Update: Work began on Monday, Sept. 19; the Contractor is allowed 218 working days to complete the project; Work will be phased/Lane Closures and diversion work proposed; Phase Construction is proposed to reduce disturbance to residents. All major intersections (Cedar, Humphreys, College, and Mountain) will remain opening during the week to maintain traffic through the residential areas. Weekend closures will be required at the intersections.

ECD: 11 months

- The IH-10, Hwy. 46, FM 78 and Access Road construction & improvements are ongoing and making nice progress. The project is scheduled to take three years to complete. Per our last meeting with TxDOT the General Contractor, Lane Construction, is currently ahead of project schedule.

- **Hike & Bike Trail (TxDOT)**

Update: The contractor is actively working to complete the remaining work below the Convent Bridge and corrections required as part of the final site walk.

Additional gabion work under the Convent Bridge will be completed after TxDOT's contractor has been released from the project.

ECD: Completion of the project should occur by Late Fall 2016.

MPO Projects

- **Vaughn/San Antonio St. Project** – Engineering underway

October 2016 Projects Update

Scope: ADA-compliant sidewalk constructed along N. Vaughn St (north of Court to San Antonio) and along San Antonio east to Guadalupe St.

Update: TRC submitted 100% design plans to TxDOT for their review on 08/01/16. TxDOT has completed all reviews with the exception of Environmental. That portion could take another 30-60 days for comments to be received and addressed. Staff has reviewed the 387 page spec book and provided comments back to TRC for incorporation. Once the TxDOT review is completed and comments addressed by TRC, the City will bid the project. Staff is hoping to put the project out to bid in November/December 2016, but TxDOT has a projected bid date of January/February 2017.

- **Tor Drive (SH 123 Business to SH 123 Bypass)**

ECD: end of 2017

Scope: Widen roadway and add continuous left turn lane, bike lanes and sidewalks

Update: The reconstruction of Tor Drive is currently in the design phase and is at the 90% complete milestone. The new road will consist of a 46 foot wide road section consisting of three 12 foot wide lanes including a continuous central turn lane, two 5 foot wide bike lanes, 5 feet wide concrete sidewalks along each side of the road, and limited drainage improvements. The plans are under review with TxDOT and once approved, the City will release the documents for Bid in January 2017. We anticipate construction to begin in Spring of 2017 with completion on or before the end of the year.

Capital Improvement Projects:

- **S. River Street Improvement Project -**

ECD: Spring 2017

Project Plan:

- S. River Street – Washington to Shelby: Micro-surfacing (seal) of roadway; Relocation of fire hydrants; Upgraded water line
- S. River Street – Shelby to Klein: Mill and overlay of roadway – asphalt will be cut out on both sides of the street and a layer of asphalt will be placed over entire road; Drainage improvements – including curb inlet installed (curbside storm drain ties into storm drain line) and construction of curbs; Upgraded sewer line
- River St – Washington to Klein (entire scope of project): Sidewalks installed on east side of street (ADA-compliant including ‘truncated domes’*** on ramps for visually impaired).; Driveway improvements – concrete and asphalt aprons installed

- **Walmart/IH-10 Access Road Area Water Main Extension –**

Construction is underway

ECD: October 2016

October 2016 Projects Update

Project Plan: Extending water main from N. Vaughn northwest to New Braunfels - - approximately 6,470 linear feet of 16" water main and an additional 1,870 linear feet of water main ranging from 6" to 12" in diameter.

Update: The proposed water mains will provide increased water availability and promote development in the Northwest quadrant of the City; this area includes properties located within the proposed Walmart development and along Hwy 46 from CH Matthies to north of Hwy 90. Project is substantially complete.

● **River-San Marcos-Heideke Street (RSMH) - Phase I**

ECD: Substantial completion November 2016

Update: Recent rainfall (Sunday/Monday) has pushed paving of San Marcos back a week. Paving should commence around 10/12 (weather permitting) and be completed that week. Crews are completing driveways and sidewalks and we anticipate the concrete work to be finished before 10/24, weather permitting. Crews are back-filling disturbed areas and are re-vegetating disturbed areas along San Marcos Street.

We will have a two day roadway closure on 10/6 through the morning of 10/8 (Thursday - Saturday) on Mountain Street between Erskine and Bauer Streets to allow for final adjustments of all manholes and valve covers. We propose these two dates as this should result in the shortest disruption of Mountain Street while SISD is off and TxDOT has not impacted King Street relative to the RSMH project. Capital Projects-ENGR will issue a detour map by Tuesday (10/4) of next week.

● **Walnut Branch Sewer Replacement and Upgrade** - project is located along Walnut Branch from west of Guadalupe St./north of Court Street to north of Kingsbury St.

Scope: The improvements consist of approximately 7,100 linear feet of 30 inch sanitary sewer line and approximately 500 linear feet of sanitary sewer lines ranging from 6-24 inches.

ECD: slated to be substantially complete by March 2017 (weather permitting).

● **North Heideke Street Reconstruction – IH 10 to SH 123 Bypass**

Project is located north of IH 10 access road to SH 123 Bypass at the Martindale Road intersection.

Scope: The improvements consist of the reconstruction of approximately 1,700 linear feet of a two lane roadway including limited drainage improvements.

ECD: Work is anticipated to start Fall of 2016 and be completed before March 2017, weather permitting.

● **Hidalgo Street Reconstruction and Roosevelt Drive Utility**

Improvements – Hidalgo Street reconstruction will begin at Kingsbury Street

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and terminate at New Braunfels Avenue (FM 78). Utility Improvements will begin at Austin Street (SH 123 BS) and extend approximately 1,400 linear feet east and past Woodland Drive.

Scope: Hidalgo Street is a full roadway reconstruction project with new concrete curb and gutter, limited drainage with water and sanitary sewer upgrades.

Roosevelt Drive utility upgrades will include replacement of the existing water and sanitary sewer mains and roadway restoration/reclamation project through use of the Asphalt Zipper and PW crews.

ECD: Design is anticipated to be completed by January 2017 and the project released for Bid in February 2017. Schedule for construction TBD

City Facility Projects:

- **Seguin Animal Services Facility** – Contact: Dep. Chief Bruce Ure
Update: The animal shelter is almost back on schedule! We experienced some significant rain delays" but the site work is done, the slab is poured and the building is going up. We anticipate the roof to be complete by the first week of October and then progress really begins.
ECD: Dec. 2016

- **Seguin Utility Operations Center**
ECD: December 2016
Location: 3000 Blk N. Austin St.
Update: They're finishing up concrete and paving; putting the roof on Utility Warehouse
ECD: end of Feb. 2017

Development Projects (Contact: John Foreman, Asst. Dir. Of Planning)

- King Plaza Retail (1417 E. Walnut St) - Phase 1 complete, Phase 2 under construction
- Court Plaza Strip Center – (1507 E. Court St) 12,000 s.f. retail center with 4 units left
- Taco Tejano – construction ongoing
- Legacy Oak Medical Complex (King St.) - 2 of 3 buildings almost finished
- Schaefer Property/ Integral Properties (Hwy 46 and CH Matthies)– plat recorded; in predevelopment
- Stripes (IH-10 & Austin St.) – Final inspections
- Stripes (Kingsbury & 123 Bypass) – Plat in progress
- Alamo Self Storage (1850 W. IH 10) –Final inspections

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- Dollar General (3589 N. 123 Bypass) – Permits ready to issue
- On the Grind Coffee (kiosk in Arlan’s parking lot) – Site permit in process
- Seguin Coffee Company (410 N. Austin) – Site plan in process
- Seguin Emergency Center (101 S. 123 Bypass) – Plat in progress
- Seguin High School – Sept. 18th update:
<http://www.seguin.k12.tx.us/upload/common/BondConstructionReports/ConstructionUpdate091516.pdf>
ECD: August 2017

Major Developments Contact: Karlee Scheel, Economic Development

- **Siro** (IH 10 & 8th St) - Siro is working towards breaking ground early 2017 and plans to be fully operational in early 2018.
- **Walmart** (SE Corner of IH10 and SH 46) -Construction expected in 2017

Single Family Residential:

- **The Village at Mill Creek** - An expansion of the already existing single family residential community, will bring 400+ new rooftops to the area. Crews are working to get infrastructure needs in place at the site, with a tentative goal of lot completion in late 2016
- **Meadows at Nolte Farms** –Phase I development completed; Phase II – 187 residential lots almost ready to start issuing building permits
- **Greenspoint Subdivision** - Bordered by State Highway 46 on the east, Rudeloff Road on the north, and Farm to Market Road 78 on the south, this 264 acre, mixed used development consists of 39 commercially zoned acres, leaving the remaining 225 acres residentially zoned; Plats for 3 commercial lots and 18 single-family lots received
- **Butte Meadows** (Old Falcon Meadows) - 400+ new rooftops. Preliminary site plans and Phase 1 development plans have been approved. Lots have been platted, and the developers are in the process of recruiting builders.
- **Country Club Estates Unit 3** – 28 lots and extension of Club View; plat in progress

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Multi-family Residential:

- **Navarro Crossing Duplex Condos** – building permits issued for two structures (4 units); construction of units, driveways, utilities underway
- **Walnut Grove Apartments** (E. Walnut near HEB) –116 units; apartment management is working on getting their Certificate of Occupancy so they can stripe the parking lot and have phone lines installed; they expect to open the second week of Oct.
- **Park West Apartments:** (900 blk San Antonio St.) – zoning approved and plats have been submitted for the ten acre site.
- **Oak Hollow Phase II** (on Barnes Dr.) – 96 units – infrastructure plans in process

MISC PROJECTS:

Bowl Pavilion Roof: A Purchase Order was issued to Sullivan Contracting on 08/30/16 in the amount of \$12,540. Sullivan has ordered the joists and decking from Vulcraft (fabricator) and they are telling me with a small order like this, it will be towards the end of October for the joists to be ready. They will try to squeeze them in sooner if there is an opening in their fabrication schedule. The work should be done by the Thanksgiving Holiday. The City is receiving an insurance to pay for the repairs.