



Comal County Capital Projects

"Keeping pace and looking forward."

Volume 1 – Issue 2 December 2023

Welcome back to the Comal County Capital Projects information update. The focus of this periodic report is to provide updates and current status of the various projects that the Capital Projects team is working on. We intend to keep it straightforward and informative. If you have any suggestions or requests, please email us. Thank you, Tom Hornseth, County Engineer, rabthh@co.comal.tx.us & Ramona Womack, Project Manager, womara@co.comal.tx.us

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Project: Comal County Public Health/Emergency Operations Center

Architect: Kirksey Architecture, Inc. Project Manager: Kathleen Jircik

Architectural Phase: Bidding Documents

- Current Construction Cost Estimate: \$ 15,770,000
- Owner's Contingency (5%): \$ 800,000
- Furniture, Fixtures, & Equipment \$ 1,000,000
- Total Cost Projection: \$ 17,570,000



Rendering

"This project is being supported, in whole or in part, by ARPA (SLFRF) funds awarded to Comal County by the U.S. Department of the Treasury."

Schedule:

- Estimated Notice to Proceed: March 2024 (NTP delayed until CoNB Building Permit has been acquired by the contractor)
- Estimated completion of Phase 1 (Primary Building & Parking): January 31, 2025
- Estimated completion of Phase 2 (Demolition of Exist. Buildings & completion of parking): April 30, 2025

Current Events:

- Commissioners Court selected Joeris General Contractors, LLC on November 30, 2023 and authorized the Purchasing Director to negotiate the contract.
- The contract is in the negotiation phase.

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Project: Comal County Mental Health Facility

Architect: TH|A/Kirksey Architecture, Inc. Project Manager: Christel Haught

Architectural Phase: Bidding Documents

Current Construction Cost Estimate: \$ 8,749,296

Escalation/Design Contingency: \$ 437,465

Owner's Contingency (5%): \$ 440,000

Furniture, Fixtures, & Equipment: \$ 0 (Provided by others)

Total Cost Projection: \$ 9,626,761

*(Escalation removed since bidding is scheduled 1st Qtr. 2024)



Rendering

Schedule:

Request Proposals from Contractors: 1st Qtr. 2024

Estimated Notice to Proceed Date: 2nd Qtr. 2024

Estimated Completion Date: 2nd Qtr. 2025

Current Events:

- Commissioners Court approved the design of the facility in March 2023.
- Kirksey has completed the plans and specifications.
- Developing an Inter-Local Agreement between Comal County and Hill Country MHDD for Operation of Mental Health Facility
- The request for Competitive Sealed Proposals is planned to begin 1st Qtr. 2024.

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Project: Feasibility Study for Multiple Building Projects/Feasibility Study for Expansion of Comal County Jail

On December 14, 2023, Commissioners Court approved a contract with Parkhill. for professional services to provide an assessment for County Offices listed below:

- Tax Office, 205 N. Seguin Ave., New Braunfels, TX, Elections, 396 N. Seguin Avenue, New Braunfels, TX, Information Technology, 150 N. Seguin Ave (2nd floor), New Braunfels, TX
- Justice of the Peace #1, 145 David Jonas Dr., New Braunfels, TX
- Justice of the Peace #4, 160 Oak Drive, Sattler, TX

On December 7, 2023, Comal County Commissioners Court approved a contract with HDR Architecture for a Feasibility Study to provide three optional scenarios to expand housing capacity of the Comal County Jail.

Current Events:

- Meetings have been scheduled with elected officials and department heads of each building on January 10, 2023 to review current facilities, staffing requirements, and discuss future needs.
- On December 22, 2023 HDR met with the Sheriff, Chief, Jail Staff and Capital Projects team to review current facility and discuss needs for expansion.

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Project: Blanco Road

Engineer: Poznecki-Camarillo, Inc.

Engineer Contract Cost: \$466,443

Estimated Preliminary Construction Cost: \$53,000,000

Engineering Phase: Alignment Development



Schedule:

Estimated Completion of Current Engineering Contract: June 2024

Current Events:

- Completed Phase 1 – Feasibility Study; Authorized to Start Phase 2.
- Met with Affected Property Owners the week of Aug. 28, 2023.
- Developing Alignment for Blanco Road South Segment based on feedback from Affected Property Owners.
- Developing Basic Drainage Analysis for Culvert Crossings and Cibolo Bridge.
- Coordinating with Bexar County Engineer's Office for Cibolo Creek crossing bridge structure.

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Project: Comal County Parks, Open Space, and Natural Areas Master Plan

Engineer: Halff Associates, Inc. Project Manager: James Hemenes

Contract Cost: \$140,000

Phase: Report Development

Schedule:

Estimated Completion: January 2024

Current Events:

- Community Open Houses held Feb. 6 through Feb. 9, 2023.
- Statistically Valid Survey completed.
- Online Community Survey completed.
- Statistically Valid Survey Findings Report issued to Comal County on April 18, 2023.
- Draft of complete report to be submitted to Commissioners Court in January 2024.

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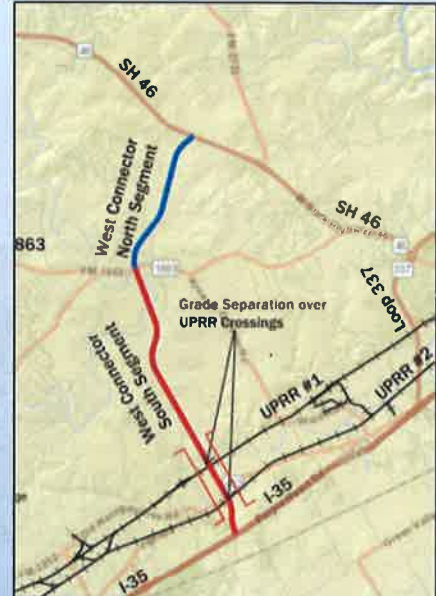
Project: West Connector

Engineer: Pape-Dawson

Engineer Contract Cost: \$817,375

Estimated Preliminary Construction Cost: \$255,000,000

Engineering Phase: Alignment Development



Schedule:

Estimated Completion of Current Engineering Contract: June 2024

Current Events:

- Completed Phase 1 – Feasibility Study; Authorized to Start Phase 2.
- City of New Braunfels adopted proposed Alignment from FM 1863 to SH 46.
- Developing final proposed alignment from FM 1863 to IH 35.

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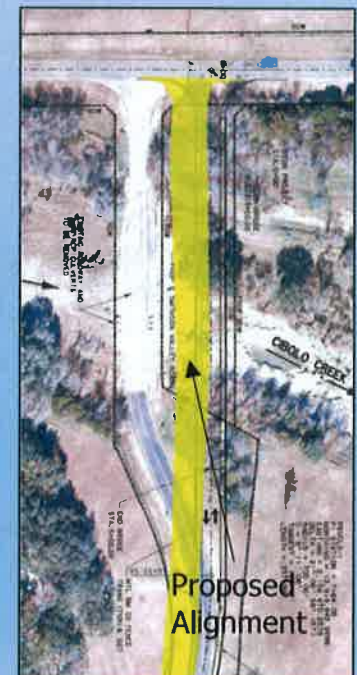
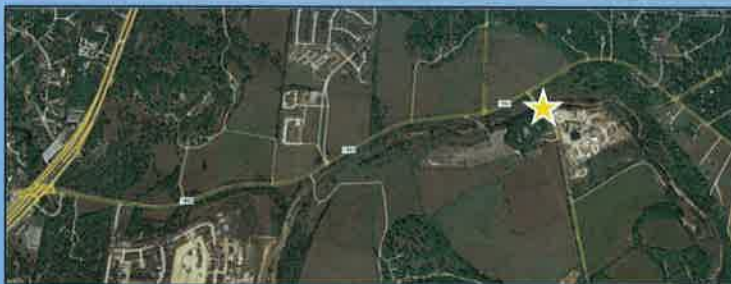
Project: Lower Smithson Valley Bridge

Engineer: N/A. Bexar County managing engineering contract

Engineer Cost: N/A. Bexar County paying for Engineering Costs

Est. Construction Cost: \$3,911,000 (Comal County share: \$1.8M)

Phase: Preliminary Scope Development



Schedule:

Bexar County completing design
Construction Begins – June 2024

Current Events:

- Interlocal Agreement with Bexar County approved December 7, 2023.
- Comal County 2024 Budget includes \$1,800,000 for 50% of Estimated Construction Cost.

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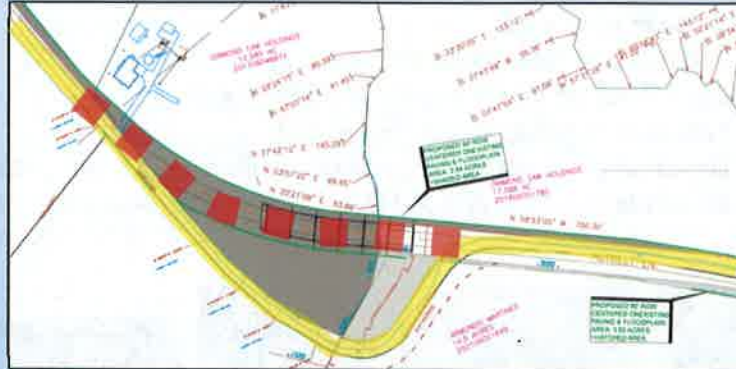
Project: Altgelt Lane Bridge

Engineer: Poznecki-Camarillo, LLC

Engineering Cost: \$380,978

Estimated Construct Cost: \$3,500,000 (included in 2024 Comal County Budget)

Engineering Phase: Design Development



Schedule:

Complete ROW acquisition – January 2024

Construction Begins – Est. Summer 2024

Construction Ends – Est. Spring 2025

Current Events:

- Ongoing ROW Acquisition.
- Proceed with de-annexation from the City of New Braunfels.
- Engineering design.

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Project: Comal County Strategic Plan

Consultant: Baker Tilly US, LLP Project Manager: Christopher Strom

Contract Cost: \$224,590

Phase: Plan Development

Schedule:

- Phase 1 – Project Initiation (Completed)
- Phase 2 – Discovery (Completed)
- Phase 3 – Develop (Active / Present – February 2024)
- Phase 4 – Deploy (February 2024 – March 2024)

Current Events:

Meet with Commissioner Court members in September, 2023 to:

- ✓ Review and validate the results of the stakeholder engagement phase.
- ✓ Understand and describe the current strategic context and organizational strengths, weaknesses, opportunities, and threats.
- ✓ Develop and prioritize strategic goals.
- ✓ Identify mission-critical services and business processes.

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Project: Comal County Boat Ramps

Estimated Engineer Cost: TBD

Engineering Phase: Design & Construction

❖ **Boat Ramp 22**

Contractor: AR6 Constructing & Engineering, Inc.

Construction Cost: \$184,950 (ARPA Funding)

Schedule: AR6 Contract Completed.

Description: Expand & Pave Existing Parking Lot, Add passenger car parking lot.

Final Work – County Road Dept. to complete pavement markings and signage.



❖ **Boat Ramp 6**

Contractor: Comal County Road Department

Construction Cost: \$79,969.98 (ARPA Funding)

Schedule: Completed.

Description: Replace existing damaged concrete ramp area with new concrete slab.



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Project: TxDOT Projects

❖ FM 2252

Contractor: TBD

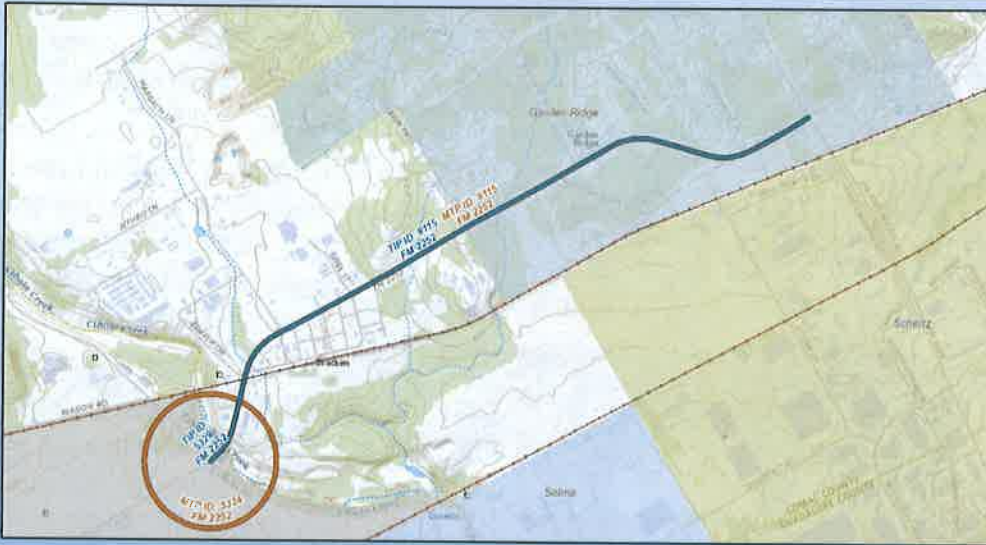
Total Estimated Project Cost: \$ 41,561,00

Comal County Contribution: \$ 7,032

Schedule: Letting - Fiscal 2023

Description: Limits from Evans Rd (Bexar County) to FM 3009.

Expand from 2 lanes to 4 lanes with raised median or continuous left turn lane, bike lanes and sidewalk.



❖ FM 306 Shared Use Path

Contractor: TBD

Total Estimated Project Cost: \$ 4,377,400

Comal County Contribution: \$ 1,300,000 (W.O.R.D. Contribution: \$ 400,000)

Schedule: Current Let Date – April 2024

Description: Construct Shared Use Path, Shared Use Bridge and Curb Ramps to Improve Safety and Accessibility to and from Guadalupe River Horseshoe.

