



**City of Buda  
2014 Bond Program  
Staff Report – Program Status Update  
City Council Meeting – December 1, 2015**

**Program Status**

**Propositions No. 1 & 2 – Municipal Building and Public Safety Office**

The extreme rain event that took place on Friday, October 30, demonstrated to the project team how much water is conveyed and at the velocity of flooding that can occur on the site when a storm event, greater than a 25-year storm, occurs. Based on information recently developed that storm event fell between a 250 and 500-year storm event.

Given this information coupled with the recently completed topographic and surveys, it also appears that the ten-year-old FEMA study may not provide an accurate representation of current conditions. The consensus of the design, engineering, and project management team is that it is in the best interest of the City not to ignore what occurred during this event and continue to design the site without at least considering the series of severe rain events over the last 5-10 years and far beyond was indicated from previous documentation and field observations. The design and project management team conferenced during the day and over the weekend of October 30, 2015.

On Tuesday, November 3, ECM coordinated meetings with the Design and Engineering teams including: Page Architect members Ginny Chilton, Jonathan Sylvie, Talmage Smith; HDR members Allen Crozier, Cris Parker, Jenie Garcia; Doucet Engineering member Jenn Dermanci; Freese and Nichols member Jay Scanlon; and JE Dunn Construction member Brian Haulotte. This meeting with the City administration and staff was considered time-sensitive and critical to relay the current status of review and concern and discuss the preliminary plan with input from the City. It was decided that Page and their team would begin to develop engineering solutions to the flooding and provide their solutions to JE Dunn to estimate what the cost implications will be for these solutions. The team will then present these options and cost implications to the Steering Committee for review and discussion.

On Friday, November 6, another coordinated conference call with the Design, Engineering, and Construction teams was held to update the team with regards to status of option development, determine what information is missing and assign identified team members with acquiring the missing information.

On Monday, November 9, during the weekly Steering Committee Meeting, the Steering Committee was updated on the status of development of the engineering options and identified the potential costs associated with them.

On Tuesday, November 10, Brenda Jenkins and Jenn Dimanci presented to and informed City Council of the Waterways of the US issue and provided more detail associated with the site drainage issues such as potential cost implications, scheduling implications, and relocation of the buildings on the site. No responses or questions from the Council Members were given.

Several ideas have been developed for mitigating risk and the Program Team is proceeding with evaluation of a more detailed site analysis. This analysis is well beyond what had been planned when the design team was engaged. These additional engineering solutions may result in re-programming and reconsideration of the overall site plan. The design team is currently evaluating three different methods to convey the drainage through the site. These methods are open channel, underground box culverts, and a combination using open channel as the primary conveyance and box culverts on the eastern one-third of the site. The following issues are being considered in the development of the project teams recommendation for a final solution.

- Final drainage analysis of the site.
- Determination of the final widths of the open channel.
- The additional costs associated with each option. The current estimated cost impact is between \$4,000,000 and \$7,000,000.
- The impact on the project schedule for each option.
- The impact on the site trees for each option.
- Access to the Right of Way from Jardine's.
- Roadway improvements to the road to Jardine's.
- Determination of whether or not a sanitary pump station will be required.

As resolutions to these issues are developed, the design options will become more detailed and a more refined evaluation of the costs and schedule impacts can be determined. At the conclusion of these evaluations, a report will be generated to include design analysis, cost impacts, and schedule impacts with recommendations for the City to evaluate.

As stated in the previous status report, Schematic Design cannot continue until resolution of the aforementioned issues are complete. At this point, design associated with the Municipal and Public Safety buildings will be limited to further development of the interior spaces.

A concern was raised by Doucet Engineering's drainage subconsultant that the site might fall under the jurisdiction of the Waterways of the US. If this concern proved to be true, there would be major impacts as to how the Municipal Site could be developed. To address this concern and determine the status of the site, the City approved a study, to be performed by HDR, to evaluate the site condition and compare to the requirements of the Waterways of the US regulations. HDR was able to expedite this study and it has been determined that the site does not fall under this particular jurisdiction (either under current and pending regulations). The report for this study is being finalized and will be submitted to the City.

### **Proposition No. 3 – Transportation**

Phase I evaluation continues. Preliminary concepts of all the projects were presented at the November 12<sup>th</sup>, Bond Program Open House. Concepts will be analyzed and revised based on public comments and team decisions. Survey activities are substantially complete for all the projects. Additional survey is on-

going along the Main Street project to obtain topographic data missed in the initial survey needed for the alternatives analysis. Right of Entry has been obtained on 17 of the 22 parcels along Main Street. Right of Entry has been obtained on 2 of the 5 parcels along San Antonio Street; the remaining 3 parcels do not require Right of Entry. Right of Entry is being obtained to provide access for survey, geotechnical and environmental investigations required for the completion of the projects. Utility investigations are currently on-going for all projects. Utility coordination for proposed wastewater utilities (by others) anticipated along the Main Street corridor is currently on-going. The field work for the Geotechnical studies for all projects is complete and lab work has begun. Draft reports for the projects will be prepared based on the field assessments.

The final report for the tree assessment along Main Street is complete and has been submitted to the City with recommendations for existing trees. This study and report was performed and written by Mark Smith, Certified Arborist, from the firm of RVI Planning. The draft report for the tree assessment along San Antonio Street is currently being reviewed by HDR and will be submitted to the City when complete.

Drainage features and impacts continue to be coordinated between the Municipal Site and Main Street Improvement projects.

#### **Proposition No. 4 – Drainage**

The survey of areas 1 – 3 is complete and area 4 is underway. Regarding Hydrology activities, FNI verified drainage area delineations and Tc paths and assumptions. HEC modeling is complete and is under final QA/QC review. Hydraulic modeling is underway.

#### **Proposition No. 5 – Parks & Trails**

On November 16 and 17, Design Workshop held a design charrette with the Steering Committee to begin the programming of the parks projects. Design Workshop asked questions that were mainly focused on the City Park projects and received valuable feedback from the Committee members as to what is important to the community with each feature of City Park that has been proposed in the Master Plan. Schematic Design of the City Park projects is now underway. The survey for City Park is underway and will be complete by the 10<sup>th</sup> of December.

Parks & Trails Facility Maintenance Building – A number of the Steering Committee members reviewed the floor plan from Lopez Salas Architects and a meeting was held on November 18 to address their comments. Changes were made and Schematic Design is now underway.

#### **Project Schedule**

As stated above in Propositions 1 & 2, it is unknown at this time what impact the analysis of engineering options and complete drainage study will have on the schedule. The project teams are working quickly to minimize and impact. All other propositions are proceeding as scheduled.