



**ECONOMIC
DEVELOPMENT
CORPORATION**

MEMORANDUM

To:	Seguin City Council Donna Dodgen, Mayor
CC:	Steve Parker, City Manager Mark Kennedy, City Attorney
From:	Josh Schneuker Director of Economic Development SEDC Executive Director
Meeting Date:	January 16, 2024
Subject:	NewQuest Water Main Design Project

Project Overview

The City of Seguin and Springs Hill Water Supply Corporation (SHWSC) are in negotiations regarding a Service Area Transfer Agreement for the 550-acre NewQuest Property located between I-10 and FM 78, just to the west of SH 46. The NewQuest property is one of the best greenfield sites in the City of Seguin, and is expected to include retail, commercial, residential, and light industrial uses once development moves forward. SHWSC has limited water capacity to serve the proposed NewQuest development. To address these water issues and facilitate development of the NewQuest site, NewQuest has requested that SHWSC relinquish the site from their service area, and the site be transferred to the City of Seguin. The City of Seguin would then serve the site using our water system. This request was presented to the SHWSC Board of Directors on December 13, 2023, with the SHWSC Board directing staff to move forward with the transfer of service of the NewQuest site to the City of Seguin. As the City of Seguin and SHWSC move towards finalizing a Service Area Transfer Agreement, staff recommends a proactive approach to addressing the water utility challenges to this site.

Proposed Scope of Work and Fee Estimate

The SEDC has engaged TRC Engineers for design and engineering services associated with a water line extension project to serve the NewQuest Property located between I-10 and FM 78, just to the west of SH 46.

The project description and limits are as follows:

1. A 16" PVC water main beginning at the southeast corner of the Ackerman property (southwest corner of the Caterpillar property) routed north to I-10, crossing under I-10, extending 20 feet into the NewQuest Property, and terminating, for a total length of 3,800 linear feet.
2. An 8" PVC water main extending from the 16" main (just south of I-10) routed in a northeasterly direction, running parallel to I-10, crossing CH Matthies Drive, with connection to an 8" existing water main, for a total length of 2,300 linear feet.
3. Five 16" and three 8" isolation butterfly valves.
4. Twelve fire hydrants with 6" PVC piping and isolation valves.
5. Connecting to the proposed 16" water main at the southeast corner of the Ackerman Tract.
6. Connection to the existing 8" water main on CH Matthies Drive.

TRC will perform the following Scope of Work in accordance with the Project:

1. Topographic Survey.
2. Geotechnical.

3. Environmental.
4. Engineering.
5. Permitting (TCEQ and TXDOT)
6. Preparation of Construction Documents.
7. Bidding Support.
8. Construction Support.
9. Construction Inspection.

TRC will provide the professional engineering services per the attached Professional Services Agreement proposal for a total lump sum fee as follows:

Environmental/Cultural Services	\$5,775.00
Topographic Surveying	\$8,921.00
Easement Field Notes	\$11,530.00
Geotechnical Services	\$16,452.00
Engineering Design	\$236,014.00
Bidding/Construction Administration	\$44,621.00
Continuous Construction Inspection	\$197,145.00
Contingencies	\$30,000.00
TOTAL (lump sum)	\$550,458.00

Staff Recommendation

On January 11, 2024, the SEDC Board of Directors approved Resolution NO. 2024-03, authorizing the execution of a Professional Engineering Services Agreement with TRC Engineers, Inc. for the design of a water line extension project to serve the NewQuest development located between I-10 and FM 78.

Staff and the SEDC Board of Directors recommends City Council approval of the Resolution authorizing the execution of a Professional Services Agreement between the Seguin Economic Development Corporation and TRC Engineers, Inc. for the design of a water line extension project to serve the NewQuest development located between I-10 and FM 78.