



Bond Issue Update

April 5, 2016

Streets

Street work began in the Randolph Hills Subdivision area of Converse (Dalewood, Jeanette, Kingsman, and Royal Street.) on March 14th.

The plan is to “mill” (remove) six inches off the top of the street with a large Roto Mill Machine, compact the caliche base with street rollers, and then go back into the street with 4 inches of hot mix asphalt base material and the top two inches of very fine hot mix asphalt. In this way all of the bumps, valley, ruts, cracks and rocky surface of the old street will be removed and replaced with a smooth, even black new surface that will be easy to drive on. The plan is to replace all the asphalt that can be accessed and to not replace curbs and sidewalks. In this way we hope to resurface approximately 15 miles of asphalt streets.

The contractor, Lone Star Paving, has started work and discovered a large amount of water underneath the asphalt in the Randolph Valley Subdivision which turns the caliche (under the old asphalt) into mud and an unstable surface for new asphalt. To fix these streets, the contractor is having to lay as much as 12 inches of hot mix asphalt base and substantially increasing the cost of the project. The engineers believe this water is surface drainage, caused by the recent rains, and will dry up by the middle or end of the summer.... So, the contractor is moving to the Autumn Run Subdivision now and starting on Autumn Run Road. This subdivision and several others will be finished before returning to Randolph Valley to complete that subdivision. We hope to have all 15 miles finished before November of 2016.

Library

The Library project is to build 4,000 Ft² of new library (expansion) to the Southeast of the existing library. This expansion will be a “mirror image” of the existing library, and will double the space available for public use.

The contract has been awarded to Sabinal Construction Team with RVK Architects who will be designing and building the project (of San Antonio).

Staff Librarian Derika Bailey has been charged with preparing a plan on what the Library expansion should include and look like. Meetings have been scheduled with the Library staff and with RVK to begin work. Hopefully, the design will be complete by the end of June 2016, the project bid in July, and construction to start in August of 2016 (to be completed in July of 2017).

Animal Care Facility

We have acquired 7.5 acres of land from the Judson Independent School District at the intersection of 1516 and Upper Seguin Road for the location of the new facility.

Lt. Pam Hunt of the Converse Police Department has been charged as the staff liaison responsible for coordinating the project and with coming up with a plan on how it should look and what it will include. The Mayor is appointing a citizen committee of animal experts from Converse who will sit as a team (The Converse Animal Care Facility Advisory Board) to advise the Contractor and Architects on how the new Animal Care Facility will meet the present & future needs of the Converse Community.

The Contract has been awarded to Sabinal Construction Team with RVK Architects who will design and build this new facility. Plans should be complete by the end of June 2016, bid in July and construction to start in August 2016. We hope to move in by July of 2017.

Fire Station #1

We are negotiating with Converse Economic Development Corporation to acquire the block of Toepperwein between 5th & 6th Streets for the new Fire Station #1. If located there, the new Fire Station can be built with both doors that face North and South so that emergency vehicles can enter and exit for both existing Toepperwein and the New Toepperwein configuration when built (presently Hilltop Ave.).

Fire Chief Richard Wendt and the F.D. Command staff has been charged with preparing a plan on what the new station should include and what it should look like. Meetings have been scheduled with the Architect to begin design work.

The contract has been awarded to Sabinal Construction Team with RVK Architects who will design and build the new station. The plans should be complete by the end of June 2016, the station will bid in July and construction should start in August of 2016 and be available for occupation in July 2017.

City Hall

Land at the Southwest side of the existing Police Station has been set aside as the location of the new City Hall. In this way, the large parking lot of the Police Station and Municipal Court can be used by the New City Hall.

The preliminary design calls for a 2 story City Hall with the front of the building facing East and a large foyer for a one stop shop for Water/Utility Bills, Building and Construction permits, and H.R. customers.

Le Ann Piatt, Assistant City Manager, has been charged as the staff liaison between the design firm and City staff to plan on what the new City Hall should include and look like.

The design build team of Sabinal Construction and RVK Architects will be responsible for designing and building the structure.

Meetings have been set for the architect to meet with staff involved in providing these services to Converse so the new building will meet community needs for many years to come.

Plans and specifications should be concluded by the end of June 2016, bids awarded in July, and construction started in August of 2016. City Hall should be available for use in June of 2017.

Park Improvements

The Converse Parks Board is working on a Strategic Plan which will price and prioritize the many park improvements identified in the new Converse Parks Master Plan. The new Master Plan is available on the City's Website.

When the Strategic Plan is complete and after Texas Parks & Wildlife Grants have been acquired, the park improvements program should begin construction in the fall of 2016 and complete by the Spring of 2017. Manny Longoria, Director of Parks and Recreation, has been designated as the staff person responsible for the coordination and construction of these improvements.