



UPDATES REGARDING ROSA HEREFORD KILLEEN COMMUNITY CENTER RENOVATION AND ALL UNFINISHED STREET PROJECTS

DS-26-007

January 20, 2026

Project Selection Process

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- Design Selection – The process of creating the design drawings and obtaining necessary permits.
 - Request for Proposals
 - Selection of Consultants
- Bidding
 - Requesting 3 Quotes for Projects under \$100,000.00
 - Public Bidding for Projects over \$100,000.00

Project Selection Process

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- Construction
 - In-House Construction
 - City Staff perform the work
 - Contracted Construction
 - Driven by Conditions of the Contract
 - City Accepts work and Pays Contractor based on work.
 - Contractor is responsible for project site, work, progress, schedule based on contract.

Road Project Background

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- The Street Reconstruction Project was approved in the 2022 budget that included a list of Priority Projects that would be funded through a Certificate of Obligation Bond (COB) and the Street Maintenance Fee.
- The selected projects that are funded include Gilmer Street, Watercrest Road, Bunny Trail, and Willow Springs Road and Stagecoach Road.
- Final Design of Chaparral Phase 1a, Featherline, and Mohawk Roadways are projects that have been started and funded from the 2025 bonds.
- Rancier Avenue is funded through the TIRZ and Grants.

Bunny Trail Reconstruction

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- Project includes the full removal and replacement of the existing roadway alignment, drainage improvements at the intersection with Stan Schlueter Loop, and addressing existing sidewalk gaps.
- Construction started on July 8, 2024, with 492 days in the contract.
- The project is substantially complete as of December 28, 2025, with only minor punchlist items remaining.
- The City is working to plan a formal ribbon cutting event for February.
- The road is open for traffic.

Gilmer Street Reconstruction

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- Scope includes full removal and replacement of roadway between East Veterans Blvd and Rancier Avenue. Project includes roadway and sidewalk replacement, landscaping, drainage improvements as needed and pedestrian crossing improvements.
- The project is finishing the paving of the roadway to open for traffic.
- Plantings, lights, minor punchlist items, and awaiting BNSF to replace the railroad crossing is all that remains.
- Construction started on January 22, 2024, with 799 days in the contract.
- Project is expected to be fully completed Spring of 2026.

Stagecoach Road Reconstruction

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- Project includes removal and replacement of roadway with a new design section between Hwy 195 and East Trimmier, and drainage modifications between Hwy 195 and Tyrel Drive.
- The contractor has completed removing and replacing the base material that was found to not meet our technical specifications, resulting in the material needing to be removed.
- Asphalt Paving for the north half of the roadway is expected in February.
- The project is still on schedule to finish this summer.
- Construction started on July 14, 2025, with 373 days in the contract.

Watercrest Road Reconstruction

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- The project includes removing and replacing the full width of the roadway, reducing the roadway to 3-lanes, installing sidewalks along both sides and installing a new traffic signal at Robinette.
- The contractor has completed removing and replacing the base material that was found to not meet our technical specifications. Concrete work that includes sidewalk as well as curb and gutter is progressing.
- The project was scheduled to be completed in the Spring of 2026. Delays due to weather, supplier issues, and unacceptable base has delayed this project. The contractor is looking at ways to speed up the project.
- Construction started on October 14, 2024, with 530 days in the contract.

Willow Springs Reconstruction

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- The design plans are currently 60% complete.
- Project design is currently on hold as Watercrest and Stagecoach are in construction.
- Design is to start again later this year. A new design contract will be presented to council for approval once we have completed negotiations.

Rancier Ave Corridor Improvement

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- Project includes full removal and replacement of the roadway, wide sidewalks on both sides, storm drainage, traffic and pedestrian improvements, landscaping and undergrounding/relocation of existing utilities.
- Contract awarded for 100% design was approved by council on October 21, 2025.
- Design Plans and TXDOT coordination has begun. 30% plans have been submitted to TXDOT for their review.
- The consultant is working on a RAISE Grant application to be submitted in February.

Chaparral Roadway Widening

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- Project includes determining the roadway alignment, schematic design of the roadway, sidewalks, storm drainage, traffic and pedestrian improvements, landscaping and relocation of existing utilities. The project has been separated into three phases. Phase 1A is the current emphasis for design that begins at Hwy 195 and ends at the Chaparral High School intersection
- Contract awarded for 100% design for Phase 1A was approved by council on October 21, 2025.
- Design and Right-of-way acquisition is anticipated to be complete in Fall of 2028.

Featherline Reconstruction

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- On January 8, 2025, a Professional Services Agreement (PSA) was executed with Kimley Horn for the Design of the Featherline Road Project.
- Project includes widening Featherline to a 3-lane configuration with planning for possible 5-lane in the future. The project will construct sidewalks, drainage improvements, street trees, and lighting between Chaparral and Stagecoach. The intersection with Malmaison will be improve with a possible roundabout or signal.
- Construction is currently anticipated to start in the Fall of 2027.

Mohawk Extension

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- On October 22, 2025 a Professional Services Agreement (PSA) was executed with Pape Dawson for the Design of the Mohawk Road Project.
- Project includes constructing a new roadway from Bunny Trail east to Castle Gap Drive. The roadway will be a 3-lane configuration with planning for possible 5-lane in the future. The project will construct sidewalks, drainage improvements, street trees, and street lighting. The design will also include a warrant study for the intersection with Bunny Trail and possible signal design if warranted.
- The consultant is currently working towards a 30% design submittal.
- Construction is anticipated to begin in the Fall of 2027.

Project Funding

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Project	Funding Source	Funded
Gilmer Street	2022 CO Bond, Street Fee	Yes
Watercrest	2022 CO Bond, Street Fee	Yes
Bunny Trail	2022 CO Bond, Street Fee	Yes
Stagecoach	2022 CO Bond, Street Fee	Phase 1: Yes, Ph 2 :Yes
Willow Springs	2022 CO Bond, Street Fee	Partially
Rancier Avenue	TIRZ, Grants	Yes, TIRZ Future Bond/Grants
Chaparral Road	State/Federal Grants**	Partially
Featherline Road	2025 CO Bond	Yes
Mohawk Drive Extension	2025 Co Bond	Yes

Killeen Community Center

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- The project includes remodeling and adding to the existing Killeen Community Center.
- Design : April 5, 2021 – June 21, 2022.
- Bidding : October 14, 2022 – December 5, 2022.
- Construction Contract Approval: January 10, 2023.
- Construction Start Date July 17, 2023.

Killeen Community Center

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- Fall 2023
 - The Contractor during demolition discovers that the roof condition is worse than first expected and needs a full replacement prior to the completion of the remodel.
- February 2024
 - Council approves design contract with Engineered Exteriors, LLC for the roof design. Design is completed in June.
- July-August 2024
 - City initiate project review on delays and issues a formal notice of non-compliance.

Community Center Remodel

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- October 2024
 - City issues a notice to proceed for Change Order No. 2 for the roof repair. This added an additional 180 days to the contract. New completion date is expected to be March 2025.
- February-March 2025
 - During roof replacement, large amount of structural damage is discovered. The additional work utilized the contingency amount in the contract and added days to the contract to extend the completion to August of 2025.
- July 2025
 - Construction Change Directive issued to remove items from the scope to increase the project contingency amount to fund the structural repairs.

Killeen Community Center

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- August 2025
 - Contract Days were added due to weather delays and items approved through change directives. New completion date is in November 2025.
- November 2025
 - November 25th, the days in the contract are exhausted. The Contractor is notified that liquidated damages of \$300/day will be assessed.
- December 2025
 - While the roof work was being done, it was discovered that the insulation on site was exposed to rain and rejected. Contractor is working to complete the roof replacement, which is estimated to be completed at the end of January 2026.

Killeen Community Center

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- January - May 2026
 - The contractor is expected to continue to work on completing the project. Substantial completion is currently scheduled for May of 2026.

Killeen Community Center Funding

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Contract	Amount	Contract Amount
Base Contract	\$7,416,835.00	\$7,416,835.00
Change Order #1	-\$18,481.00	\$7,398,354.00
Change Order #2	\$1,716,736.27	\$9,115,090.27
Change Order #3	\$0.00	\$9,115,090.27

- State Law limits Construction Change Orders to 25% of original contract amount. For this project the maximum limit that the contact can be is \$7,416,835.00 plus \$1,854,208.75 (25%) to equal \$9,271,043.75.