

# Kyle Road Bond

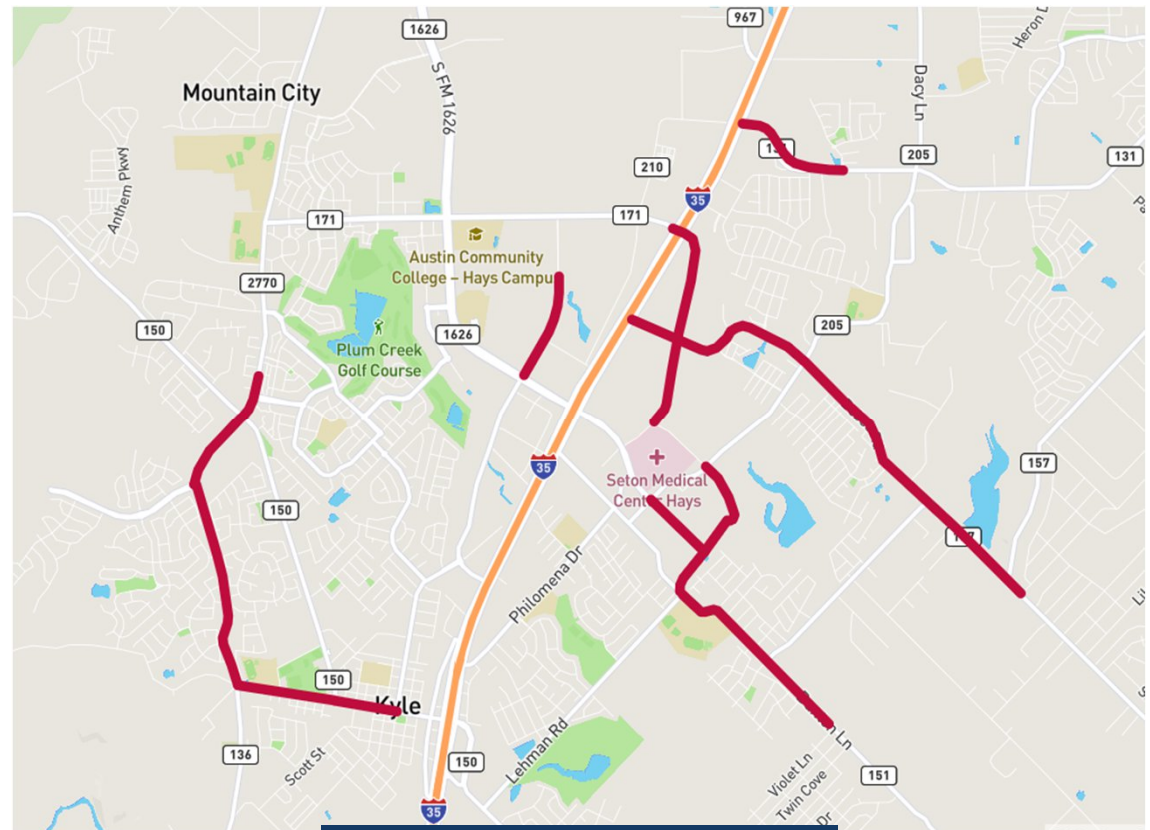
*2026 Program Status*



# Kyle Road Bond Update: Outline



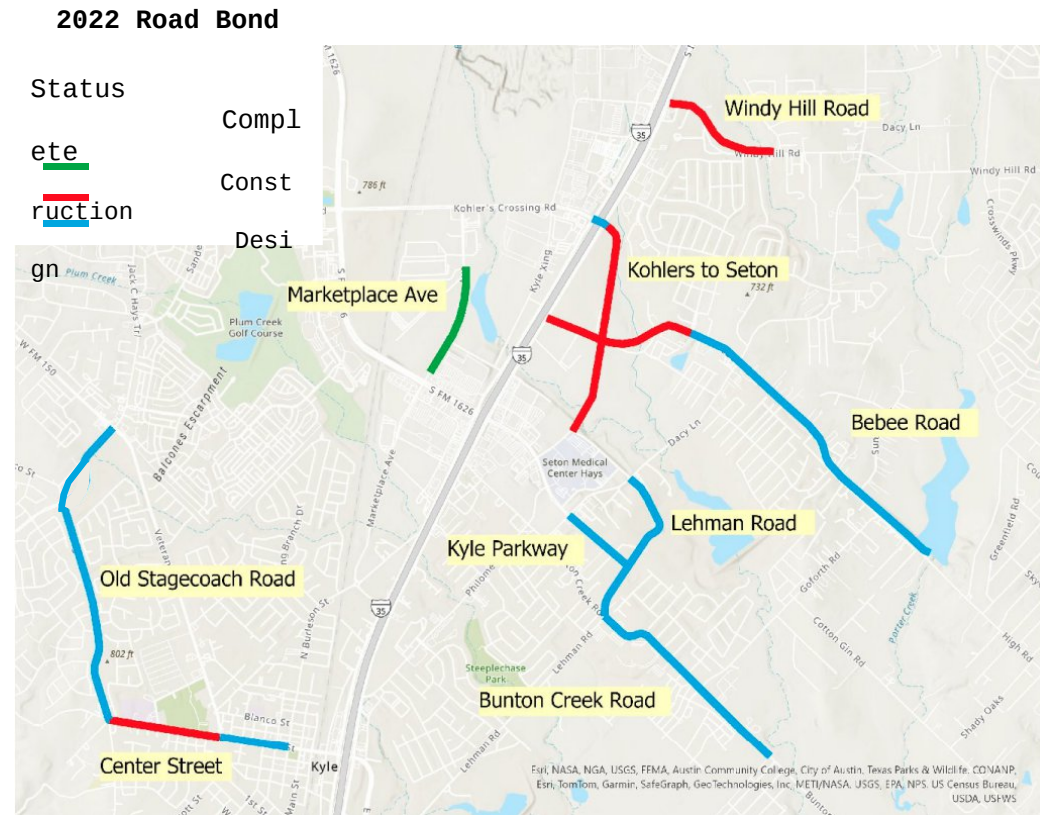
- Program status
- Project updates
- Upcoming milestones
- Program costs updates



*Road Bond Projects*

# City of Kyle 2022 Road Bond Program

- The 8 voter-approved projects have been subdivided for project delivery.
- The project status is as follows:
  - Complete:
    - Marketplace Avenue
  - Under Construction:
    - Kohlers to Seton (Off-System)/Beebe Road (West)
    - Windy Hill Road
    - Center Street (Off-System)
  - Design:
    - Old Stagecoach Road/OSR North
    - Bunton Creek Road
    - Kyle Parkway/Lehman Road Extension
    - Beebe Road (East)
    - Kohlers to Seton (On-System)
    - Center Street (On-System)



## City of Kyle 2022 Road Bond Program

# Marketplace Avenue

Budgeted Cost: \$11.4M

Obligated Cost: \$10,187,805.28

Amount Spent to Date: \$9,524,429.66

*Completed*

### Project Summary

The project connects the northern and southern segments of the road, adding 0.6 miles of new roadway and widening the preexisting section between FM 1626 and Old Bridge Trail. Now complete, this improvement creates a direct, continuous route through the city, reduces congestion, and provides ease for residents and visitors to reach nearby businesses, neighborhoods, and community services.

The roadway is now open to the public and has been turned over to the City.



### Timeline



### Location



# Marketplace Avenue



- Road is open to traffic
- Ribbon cutting was on July 31, 2025



# Marketplace Avenue



December 2023



August 2025

# City of Kyle 2022 Road Bond Program

## Kohlers to Seton

Budgeted Cost: \$66.1M  
 Obligated Cost: \$52,397,176.36  
 Amount Spent to Date: \$26,509,669.05

| Design    | In Construction | Complete |
|-----------|-----------------|----------|
| On-System | Off-System      |          |

### Project Summary

This project will extend Kohlers Crossing to connect with Seton Parkway, creating a new five-lane underpass beneath IH-35. The work is separated into two segments: (1) an overpass to create the new Kohlers Crossing connection and (2) widening the existing roadway to create an underpass, a roundabout at the intersection of the new Kohlers extension and Bebee Road and extending Seton Parkway to connect with Kohlers Crossing under IH-35.

Combined Length: Approximately 1.11 miles

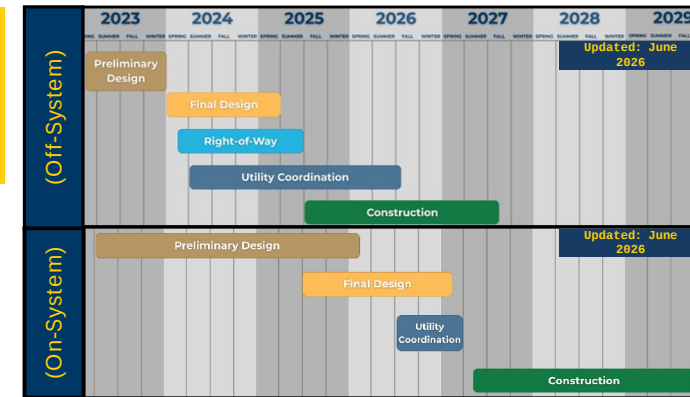
Location: Kohlers Crossing at IH 35 Southbound Frontage Road to Seton Parkway

Kohlers to Seton (Off-System): Construction completion Summer 2027

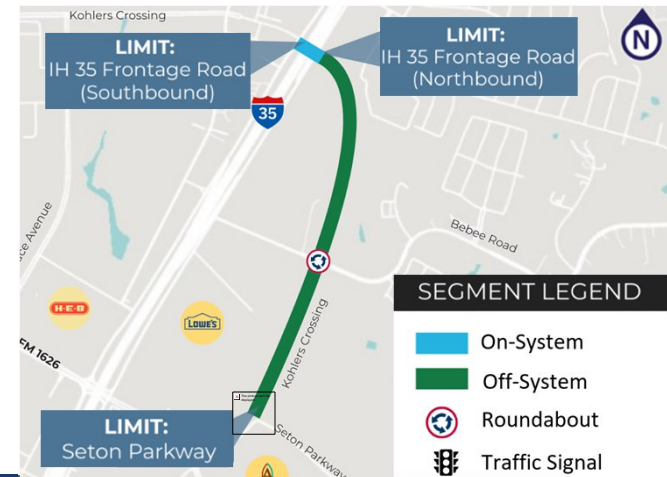
Kohlers to Seton (On-System): Construction begin anticipated Fall 2027



### Timeline



### Location



## City of Kyle 2022 Road Bond Program

# Bebee Road

Budgeted Cost: \$66.7M

Obligated Cost: \$11,897,368.98

Amount Spent to Date: \$10,540,671.55

*Design*

*East Segment*

*In Construction*

*West Segment*

*Complete*

### Project Summary

The West segment realigns the sharp curves and adds capacity to a 1-mile stretch of Bebee Road between NBFR of IH-35 and Sunlight Boulevard with a roundabout at the intersection of the new Kohlers Crossing and Bebee Road. The East segment will construct 1.8 miles of a new four-lane minor arterial roadway from Sunlight Boulevard to east of Green Pastures Road, along with new roundabouts at three intersections: Bebee Road & Dacy Lane, Bebee Road & Goforth South, and Bebee Road & Goforth North.

Combined Length: Approximately 2.8 mile

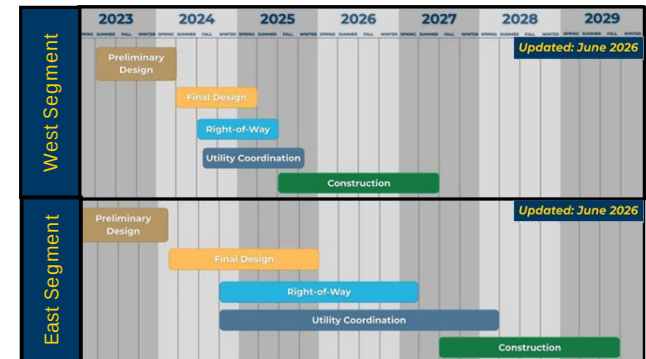
Location: From IH 35 Northbound Frontage Road to East of S. Goforth Road

East Segment: Construction begin anticipated Fall 2027

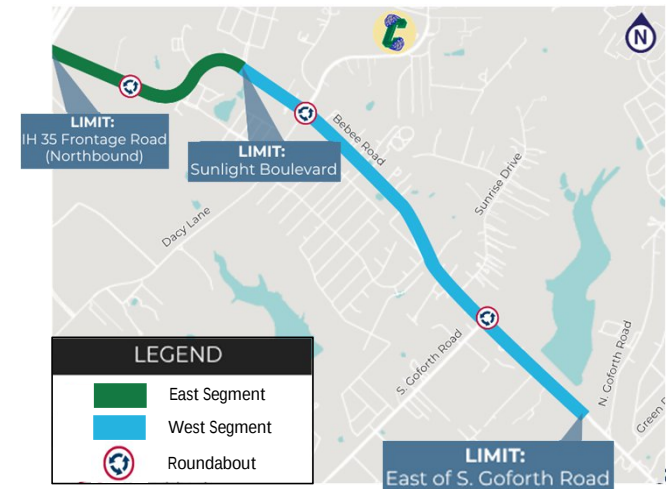
West Segment: Construction completion Summer 2027



### Timeline



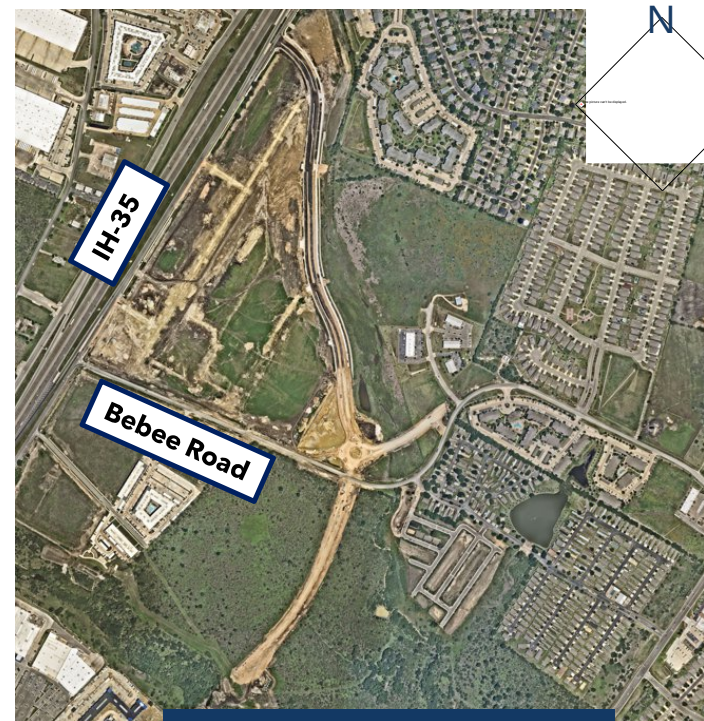
### Location



# Kohlers to Seton (Off-System) and Bebee (West)



*February 2025*



*May 2026*

# Kohlers to Seton (Off-System) and Bebee (West)



*NB IH-35 Frontage Road to New Kohlers  
to Seton Intersection*



*New Kohlers to Seton to NB IH-35  
Frontage Road*

# City of Kyle 2022 Road Bond Program

## Windy Hill Road

Budgeted Cost: \$15.1M  
 Obligated Costs: \$12,310,374.06  
 Amount Spent to Date: \$3,220,570.20

*Under construction*

### Project Summary

The construction contract was awarded in April 2026. The project will expand the roadway to four lanes, two in each direction, and add a dedicated center turn lane to handle increased traffic. A new sidewalk will also be constructed to improve safety and connectivity for pedestrians. Once complete, this investment will provide a safer, more efficient roadway that supports Kyle's continued growth.

Length: Approximately 0.6 miles

Location: From IH 35 Northbound Frontage Road to Purple Martin Avenue

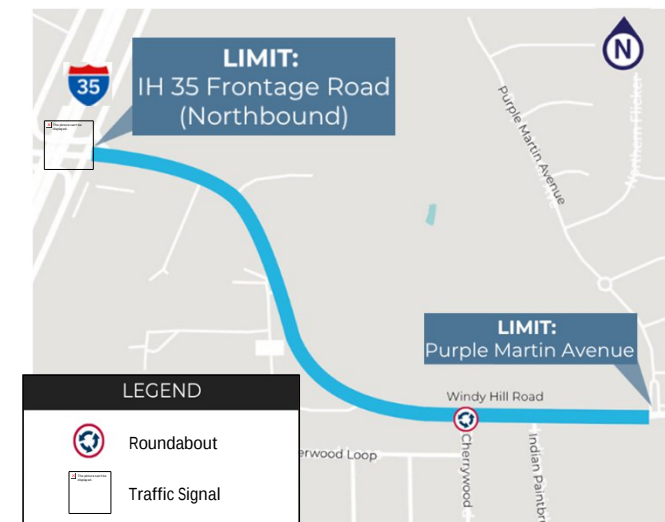
Construction completion Summer 2027



### Timeline



### Location



# Windy Hill Road



## City of Kyle 2022 Road Bond Program

# Old Stagecoach Road

Budgeted Cost: \$41.2M

Obligated Cost: \$36,809,337.94

Amount Spent to Date: \$12,568,183.49

*Design*

*In Construction*

*Complete*

Old Stagecoach Road  
Old Stagecoach Road North

Center Street (Off System)

## Project Summary

The 2.2-mile road improvement is divided into three segments: (1) Old Stagecoach Road North, (2) Old Stagecoach Road and (3) Center Street (West). The project will widen the roadway on Old Stagecoach Road and widen the center lane on Center Street. Pedestrian crossings will be incorporated in all three project segments.

Combined Length: 2.20 miles

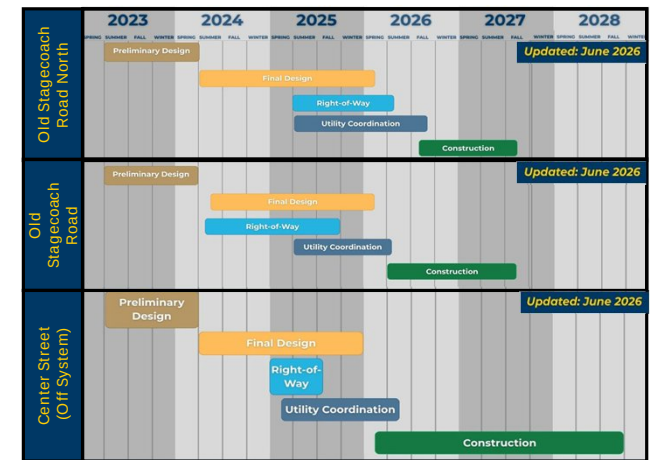
Location: Veterans Drive to Six Creeks Boulevard, Six Creeks Boulevard to Center Street, Old Stagecoach Road to Veterans Drive

Old Stagecoach Road North: Construction bidding begins Fall 2026

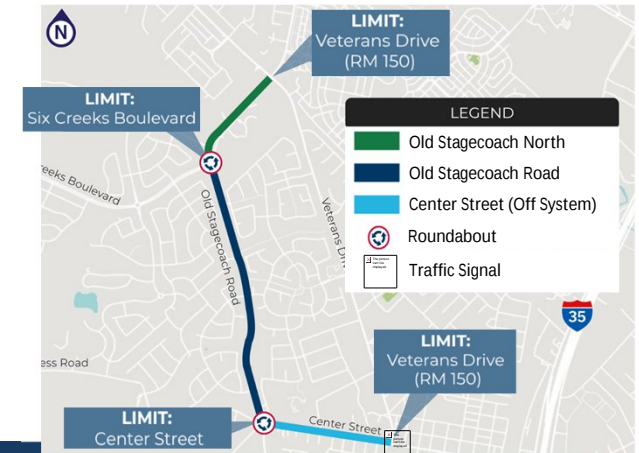
Old Stagecoach Road: Construction bidding begins Summer 2026

Center Street (Off System): Construction begins June 2026

## Timeline



## Location



## City of Kyle 2022 Road Bond Program

# Bunton Creek Road

Budgeted Cost: \$28.6M

Obligated Cost: \$10,193,915.27

Amount Spent to Date: \$8,795,795.97

*100% Design*

### Project Summary

This project will improve and expand Bunton Creek Road from Lehman Road to Porter Cove, including intersection improvements, widened travel lanes. The project will also provide new sidewalks and shared-use paths to improve safety and mobility for all users. The project also includes reconstructing and improving intersection of Bunton Creek Road and S. Goforth Road.

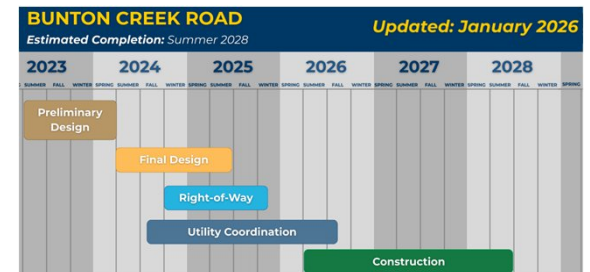
Length: Approximately 1.2 miles

Location: From Lehman Road to Porter Cove

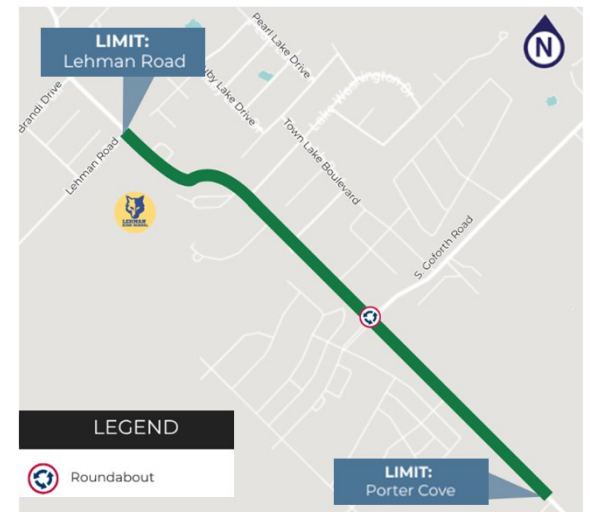
Construction bidding begins Fall 2026



### Timeline



### Location



## City of Kyle 2022 Road Bond Program

# Kyle Parkway - Lehman Road Extension



Budgeted Cost: \$42.5M

Obligated Cost: \$10,415,098.62

Amount Spent to Date: \$10,222,381.40

*100% Design*

### Project Summary

This project will improve mobility and reduce congestion in Northeast Kyle by extending Lehman Road northeast from Bunton Creek Road to Dacy Lane as a four-lane roadway and extending Kyle Parkway to connect with the new segment.

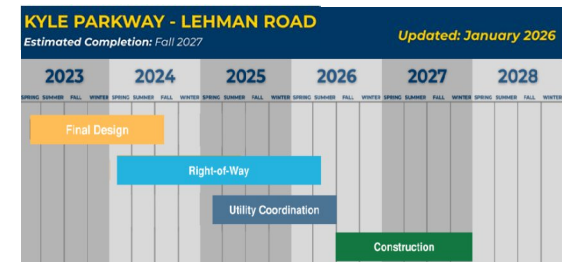
Length: Approximately 1.3 miles

Location:

- Lehman Road – Bunton Creek Road to Dacy Lane
- Kyle Parkway – Dacy Lane to new Lehman Road segment

Construction bidding begins Fall 2026

### Timeline



### Location



## City of Kyle 2022 Road Bond Program

# Center Street (On-System)

Budgeted Cost: \$10.2M

Obligated Cost: \$4,711,541.13

Amount Spent to Date: \$3,939,751.00

60% Design

### Project Summary

Design for the project is now about halfway complete.

The existing two-lane section will be widened to three-lanes. There will be one lane in each direction with a dedicated center turn lane.

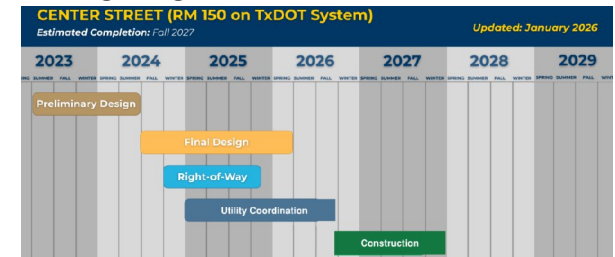
Length: 0.40 miles

Location: From Veterans Drive (RM 150) to Main Street

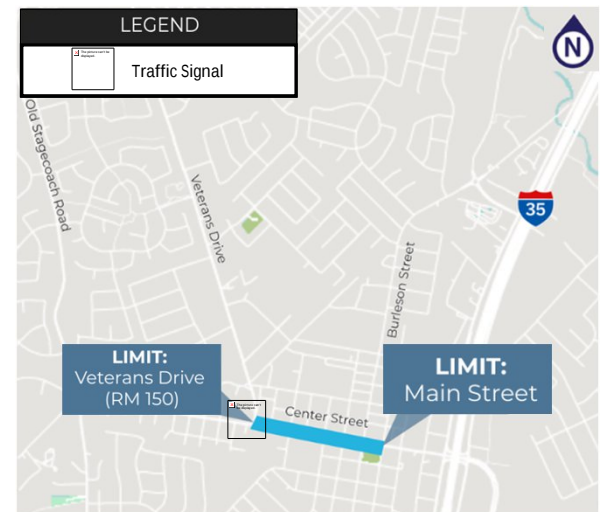
Construction bidding begins early 2027



### Timeline



### Location



# Progress Since Last Update



- Over 80% of parcels are in the later stages of acquisition

|                           | Total Parcels to Be Acquired | In Survey | In Appraisal | In Negotiation | Closing | In Possession |
|---------------------------|------------------------------|-----------|--------------|----------------|---------|---------------|
| Marketplace Avenue        | 5                            | 0         | 0            | 0              | 0       | 5             |
| Kohlers to Seton          | 3                            | 0         | 0            | 0              | 0       | 3             |
| Bebee Road                | 70                           | 11        | 24           | 19             | 8       | 8             |
| Windy Hill Road           | 12                           | 0         | 0            | 0              | 0       | 12            |
| Old Stagecoach Road       | 67                           | 2         | 1            | 9              | 3       | 52            |
| Bunton Creek Road         | 15                           | 0         | 0            | 0              | 0       | 15            |
| Kyle Parkway/ Lehman Road | 32                           | 2         | 2            | 3              | 3       | 22            |
| Center Street (On-System) | 12                           | 0         | 0            | 1              | 2       | 9             |
| Totals                    | 216                          | 15        | 27           | 32             | 16      | 126           |
| Percentages               |                              | 6.9%      | 12.5%        | 14.8%          | 7.4%    | 58.3%         |

# Summary of 2026 Project Milestones

| Quarter | Status                 | Project                                                                              |
|---------|------------------------|--------------------------------------------------------------------------------------|
| Q1 2026 | Reaching Final Design  | Old Stagecoach Road North                                                            |
|         | Going to Bid           | Center Street (Off-System)                                                           |
| Q2 2026 | Reaching Final Design  | Old Stagecoach Road                                                                  |
|         | Going to Bid           | Old Stagecoach Road                                                                  |
|         | Beginning Construction | Center Street (Off-System)<br>Windy Hill Road                                        |
| Q3 2026 | Reaching Final Design  | Bebee Road (East)                                                                    |
|         | Going to Bid           | Bunton Creek Road<br>Old Stagecoach Road North<br>Kyle Parkway-Lehman Road Extension |
|         | Beginning Construction | Old Stagecoach Road                                                                  |
| Q4 2026 | Reaching Final Design  | Center Street (On-system)                                                            |
|         | Beginning Construction | Bunton Creek Road<br>Old Stagecoach Road North<br>Kyle Parkway Lehman Road Extension |

# Projected Cost Estimates

*Last updated: June 2026*



# Cost Projection: Assumption and Caveats



- Cost estimate assumes:
  - 10-15% contingency to account for unknown, unanticipated factors, and changes during construction.
- Cost projections are a “point-in-time” estimate as of today
  - Estimates are refined as projects get closer to construction
  - Best indicator of actual costs are bids received in the City of Kyle and in Central Texas
    - Kohlers & Bebee bid and Windy Hill are data points available with actual construction pricing
  - Projections will change as we gain more data point
- Keys to controlling cost changes:
  - Mitigate project risk items: turning “unknowns” into “knowns” reduces need for contingency
  - Accelerate construction schedules to avoid cost escalations and to provide certainty in construction pricing

# Current Cost Projections



| Project Name                                                | Design       | Right of Way  | Utility Relocation | Construction  | Contingency  | Total Projected Cost |
|-------------------------------------------------------------|--------------|---------------|--------------------|---------------|--------------|----------------------|
| Kohlers to Seton                                            | \$ 8,040,000 | \$ 7,300,000  | \$ 170,000         | \$ 58,620,000 | \$ 6,080,000 | \$ 80,210,000        |
| Bebee Road                                                  | \$ 7,590,000 | \$ 4,020,000  | \$ 5,430,000       | \$ 47,580,000 | \$ 4,790,000 | \$ 69,410,000        |
| OSR & Center Street (Off-System)                            | \$ 8,610,000 | \$ 10,850,000 | \$ 5,270,000       | \$ 39,190,000 | \$ 4,360,000 | \$ 68,280,000        |
| Center Street (On-System)                                   | \$ 4,170,000 | \$ 150,000    | \$ 840,000         | \$ 6,170,000  | \$ 620,000   | \$ 11,950,000        |
| Kyle Parkway & Lehman Extension                             | \$ 3,820,000 | \$ 9,410,000  | \$ 2,490,000       | \$ 20,080,000 | \$ 1,770,000 | \$ 37,570,000        |
| Marketplace Avenue                                          | \$ 1,150,000 | \$ 80,000     | \$ -               | \$ 8,480,000  |              | \$ 9,710,000         |
| Bunton Creek Road                                           | \$ 3,630,000 | \$ 4,250,000  | \$ 8,100,000       | \$ 21,680,000 | \$ 2,170,000 | \$ 39,830,000        |
| Windy Hill Road                                             | \$ 2,010,000 | \$ 1,750,000  | \$ 1,180,000       | \$ 7,870,000  | \$ 790,000   | \$ 13,600,000        |
| Total Projected Cost                                        | \$42,620,000 | \$39,850,000  | \$27,930,000       | \$226,470,000 | \$22,700,000 | \$330,560,000        |
| Original Budget by Phase                                    | \$20,460,000 | \$30,710,000  | \$52,550,000       | \$176,990,000 | \$45,010,000 |                      |
| Percent Change                                              | 108%         | 30%           | -47%               | 28%           | -50%         |                      |
| GEC Services                                                |              |               |                    |               |              | \$18,000,000         |
| Projected TxDOT Participation for Kohler's to Seton (IH-35) |              |               |                    |               |              | -\$10,000,000        |
| Total Projected Bond Program Costs                          |              |               |                    |               |              | \$338,600,000        |

# Current Cost Projections



- Added scope to the original scope approved by voters in 2022:
  - Revised alignment for Old Stagecoach Road North - \$170,000
  - Additional design coordination with developers
    - Kohlers and Bebee (Kyle Park Development)
    - Marketplace Avenue (St. David's)
  - Additional utility design to meet City water needs - \$700,000
  - 5th Lane on Bunton Creek Road - \$3,000,000
  - PEC overhead to underground conversion - \$22,700,000
  - Vybe trail including illumination - \$3,633,640

# Additional Costs Added to the Road Bond Program



- Costs added to Road Bond and included in cost projections:
  - Kyle Park Development- \$5,525,176
  - Property acquisition for Lehman Pump Station
    - Bunton Creek Road parcel 2 - \$2,190,000
  - Property acquisition for Rebel Investments Parcel
    - Center Street parcel 1 - \$1,350,000
  - *Total ROW added cost: \$9,065,176*
  - Utility betterments (water and wastewater lines) - \$2,955,716
- Not included in program estimate:
  - Old Stagecoach Road Heritage Oak Tree relocation - \$848,000

# Positive Cost Trends



- Kohlers to Seton & Bebee (West), Marketplace Avenue, and Windy Hill Construction projects are anticipated to be delivered under budget
  - Bids were lower than the budgeted construction cost
  - These three projects are actual data points available, other estimates are based on engineering judgement
- Utility relocations are estimated to be less than anticipated
- Several projects are on schedule to begin the bidding or construction
  - Next projects to bid: Old Stagecoach Road, Bunton Creek Road, and Kyle Parkway – Lehman Road Extension

# Cost Management Strategies



- Track construction bids in Council Year 2026 to determine true vs. estimated construction costs
- Continue to seek efficiencies in program delivery to manage and reduce cost where feasible
  - Construction management
- Pursuing funding through partnerships with TxDOT (ie. Kohlers & IH-35 project) and through other agencies
  - Project management through TxDOT as a state-let project
- Project limit reductions and phased approaches
  - Bebee Road (East) – project limit extent is being revised
  - Considering an interim phase for Old Stagecoach Road North
- Reevaluation of undergrounding utilities where feasible
  - Reevaluation underway, beginning with Center Street (On-System)



# Thank you!

Questions?