

GENERAL PROJECT INFORMATION

Q: What is the purpose of this project?

A: The purpose of this project is to reduce flooding in the area.

Q: What is going to be replaced/installed in this project?

A: The scope of this project provides the following: replacement of storm sewers, water lines, street pavement and curbs, sidewalks, driveways, street lights and limited sanitary sewer lines within the City right-of-way.

Q: How long is this project going to take to complete?

A: 17 months (500 calendar days). Work is scheduled to begin on Monday, August 3, 2020 and anticipated to be completed in Winter 2021. The project schedule depends upon weather conditions.

Q: What are the construction work days?

A: The contractor will work Monday-Saturday from 7:00 AM to 7:00 PM. However, extenuating circumstances may require limited work to take place on Sunday's.

SIDEWALK, TREES + LIGHTING

Q: Will the sidewalk be accessible around the school?

A: N/A.

Q: What trees are being removed?

A: Trees to be removed are identified on the Tree Preservation Plan. Diseased or dying trees will be removed. The City of Houston has identified trees that can be preserved during construction on a case by case basis.

Q: Why have various markers and protective barriers been placed around trees, etc.?

A: Both the City of Houston and the contractor are taking precaution to protect existing trees and property as best as they can. Additional right-of-way markers may be placed along the curb and sidewalk/driveway area, and removal of these causes added delays and expense. Please do not remove these markers or any protective precautions that have been provided to the adjacent property.

Q: Will there be Street Light Poles installed?

A: Yes



SER will be the contractor performing the work with the supervision of Capital Projects and has provided a tentative phasing schedule for the work. They will be making the necessary provisions to accommodate both vehicular and pedestrian traffic during construction.

CONSTRUCTION

Q: Will updates be provided to area residents?

A: Community/Homeowners Association representatives are invited to attend the monthly contractor status meetings that will allow them to provide periodic updates to the community.

Q: At some point, will I have issues accessing my driveway?

A: Individual driveways may be impacted for several days during the construction process. Once construction begins on a street the Contractor will give notice 48 hours in advance if they need to work on a specific driveway.

Q: At some point, will I lose my water?

A: Yes, you will lose water for a short period of time when the contractor is making reconnection on installed waterline. Contractor will provide notice 48 hours in advance.

Q: Are they going to dig up the front area or just the street?

A: Both. While protecting existing trees, the project will involve removing and replacing the area of the right-of-way that is disturbed. Some work is planned on individual (private) property to extend driveways beyond the right-of-way for proper drainage. In those cases, a right-of-entry and release from the individual homeowner is obtained prior to work being performed.

Q: What is being done to verify underground work is properly connected as there are concerns about drainage?

A: The City's inspection team ensures the project is built to the design standards and meets all City codes and requirements.

CONSTRUCTION

Q: What should residents with sprinkler systems be prepared for?

A: We recommend that you take pictures of the sprinkler heads in the “on” position and be sure the pictures clearly show how many and the location of the sprinklers/heads that you have in the right of way area near the street/curb. The construction company will make the effort to cap off your sprinklers in the right of way that will be disturbed with the intent to keep your sprinklers working in the rest of the yard. The pictures should resolve any questions when it comes time for the construction company to repair them. It is entirely possible your system or at least certain zones may stop working once your yard is dug up as wires do occasionally get clipped. Be sure to have a garden hose and traditional sprinklers ready to use during this period.



RIGHT OF WAY

For most of the properties in the area, the City of Houston project right-of-way will extend about 1 to 11 feet into the property from back of sidewalk. However, storm sewer and sanitary sewer line replacement will leave some residents with open excavations in their yards at times. As a result of this and related Capital Improvement Projects, the City and the contractors are granted full access into this right-of-way. Once complete, the Contractor is required to restore the impacted area of the grounds to City of Houston standards.

RESTORATION

Restoration is being handled in two parts: the restoration of previously completed work and that of planned/ongoing construction. Issues with prior work should be submitted to HPW via comment card, email or phone to be addressed.

Q: How can the public feel comforted that all restoration will occur properly?

A: Restoration of adjacent property, sprinkler systems, etc. will occur once construction is complete. Additionally, the City will not approve final payment to the contractor until they complete their own assessment to ensure restoration is sufficient.

Q: What about French drains?

A: We also recommend residents take pictures of any drains/pvc tubing that you have going to the sidewalk or to the curb so you have evidence for replacement. During restoration, the construction company will replace drains to the curb and if your drain only went to the sidewalk, they are likely to extend it to the curb/street.

RESTORATION

Q: What if my property has an improved or special/decorative driveway?

A: As this portion of your driveway (and front walkways) is located in the right-of-way, the City is only required to return the driveway access points to City of Houston codes and standards.

If warranted, special provisions will be considered, but all related costs of improvements over-and-above the City of Houston standards will be at the sole cost of the property owner, by a contractor of your choice. One example is a decorative or pebbled walkway or driveway; the contractor will be unable to replace with like product. The City will not guarantee this work.

Q: What about landscaping near streets, sidewalks and curbs?

A: If you have specific landscaping that would like to be saved, we suggest the property owners relocate such plant materials now. Grass will be restored in areas upon completion of all construction.

CONTACT INFORMATION

NON-EMERGENCY NEEDS

Dial 311 - Mention to the operator the following 3 things along with your issue:

- Project number: M-410001-0002-4
- Name of the project: Woodshire Drainage and Paving Improvements Subproject 2
- Refer the comment to the "Capital Projects".

EMERGENCY NEEDS

Contact Contractor's Superintendent or the 24-hour contact provided by the contractor.

SER Construction Partners, LLC (Contractor)

Moe Elahmad, Project Manager
832-405-2768
Rick Jr. Ramos, Superintendent
713-206-4466

Houston Public Works

Tim Vu, Project Manager
832.395.3085
Fernando Gallegos, Inspector
713-817-5283

HELPFUL LINKS

PROJECT SPECIFIC CONCERNS

Buildforward@houstontx.org

GENERAL CONCERNS

3-1-1 or 713.837.0311

www.houston311.org

WEBSITE

www.buildhoustonforward.org

For a complete listing of Frequently Asked Questions please visit:

<https://www.publicworks.houstontx.gov/ecd/faqs.html>