

GENERAL PROJECT INFORMATION

Q: What is the purpose of this project?

A: The project has two primary purposes:

- 1) Provide for neighborhood drainage improvements.
- 2) Replace aging public infrastructure such as pavement and underground utilities.

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

A: The scope of this project provides the following: Upsizing the storm sewer lines and installation of new inlets, replacement of sanitary sewer lines, replacement of portions of water line, reconstruct the streets with concrete pavement and curb, and installation new sidewalks including curb ramps.

SIDEWALK, TREES + LIGHTING

Q: Will there be impacts to the sidewalk?

A: Existing 4-foot sidewalks will be removed and replaced with 5-foot sidewalks. Sidewalks will be added to both sides of the street.

Q: What trees are being removed?

A: Trees to be removed are identified on the Tree Preservation Plan. Trees that will be removed include diseased trees, dying trees or trees that are in conflict with new pavement/sidewalk. The City of Houston has identified trees that can be preserved during construction on a case by case basis.

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

A: 16 months (480 calendar days). Work is scheduled to begin on Wednesday, June 2, 2021 and anticipated to be completed by the end of 2022. 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.

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: No, the existing street light poles will remain.



Total Contracting Limited 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: Homeowners Association leadership and local business owners 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: Driveway aprons will be replaced during construction. Driveway access will be impacted for several days during the driveway reconstruction process. The Contractor will give notice 72 hours in advance of working on a driveway.

Q: Will this project cause traffic/mobility issues (lane closures, increase of trucks in the area, etc.)?

A: The project will typically require one lane of closure. The other lane will be for traffic and will generally be one-way only. Residents are encouraged to drive cautiously and to pay attention to traffic control signage and construction workers.

Q: At some point, will my utilities be affected?

A: Yes, you will lose water and wastewater service for a short period of time when the contractor is making the reconnections. Contractor will provide notice 72 hours in advance.

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

A: Both. The project will replace streets, as well as replace driveway aprons and add new sidewalk in the front area. Some properties have excessively sloped driveways. The City will contact these property owners to request permission to reconstruct additional driveway beyond the right-of-way (on private property) in order to allow for more gradual driveway slopes.

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 is 60 feet, or 30 feet from the center of the street. The project will include adding sidewalk and reinstalling utility service lines which are in the front yards (and within the right-of-way). As a result of this, 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-410015-001A-4
- Name of the project: Magnolia Park Sec. 2 Drainage and Paving Improvements Phase 1A
- Refer the comment to the "Capital Projects".

EMERGENCY NEEDS

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

Contractor
Total Contracting Limited

Maher Matta, Contractor Project Manager
713.995.8595
Isaac Merhr, Superintendent
832.709.6272

Construction Manager
FCM Engineers

Jeff Chukwu, Construction Manager
713.706.4414
Samuel Ofochukwu, Inspector
832.709.6272

Department of Houston Public Works
Lucia Lee, Project Manager (COH)
832.395.2325

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>