

Q & A

GARDEN OAKS AND SHEPHERD PARK (WEST) DRAINAGE AND PAVING

PROJECT NO. M-410022-0001-3

Q: If the project impacts more than the street alone (i.e. grass between street and sidewalk, or even further beyond the sidewalk) will the city restore the area to its original state?

A: Yes, the contractor will restore disturbed or damaged area that is inside City's Right of Way (ROW). If anything was disturbed outside City ROW, the contractor is responsible to restore back to existing or better condition at no cost to the City.

Q: While in progress, will drainage pipes still be to drain storm water flow from the street or the construction area?

A: Temporary drainage will be in place to allow storm sewer to continue to drain downstream to appropriate outfalls

Q: I have a sprinkler system in my yard. When the construction takes place, how does the contractor plan to protect the sprinkler system where it demolishes existing concrete and pours new concrete?

A: Contractor will coordinate with resident regarding sprinklers systems during construction, if the sprinkler system needs to be shut down, the contractor will inform the residents ahead of time and will let them know when the system will be back on.

Q: What location will the work begin when construction starts?

A: We anticipate starting from South and move towards North. The actual phasing plan will be shared once the contractor is on board.

Q: I have a decorative driveway and walkway. I would like to return it to its current condition at the completion of this project. Would it be possible not-to-not rebuild the driveway to your project specs so that I can have it restored to current condition? Are there any other options available?

A: For portions of driveways (and front walkways) located in the right-of-way, the City is only required to return the driveway/walkway to City of Houston codes and standards. If residents have other preferences regarding their driveway, they can hire a private contractor and have them pave the desired design, the resident themselves are responsible for any extra cost associated with this. City hired contractor will co-ordinate with the homeowner/or private contractor hired by homeowner.

Q: What you will do with the water line that crosses Golf Street. Will you replace/reconnect our water line to the Gardenia line?

A: All services line will be re-connected to waterlines cross Golf along Gardenia. Waterline cross Golf will be built back to the exact size as it was before construction.

Q: Will there be speed humps on Golf after completion? If not planned, how can we request that?

A: This project does not include new speed humps. We will replace existing speed humps that are currently there. Request for new or additional speed humps needs

to go through the City's Transportation and Drainage Operations. Residents can submit the Neighborhood Traffic Management Program application. You can find brochures on below link:

https://www.publicworks.houstontx.gov/sites/default/files/assets/004-volume_control_brochure_05042020.pdf

Q: I understand that the City will be responsible for restoring driveways that are impacted; please confirm that for everyone. If a home has a bridge or sidewalk built over their drainage ditch to the street, what does the homeowner need to do to preserve or restore that after the work? Will the City be responsible for that?

A: Anything inside the City's ROW is considered encroachment and should be removed by homeowner's prior construction. The contractor will notify the resident if private resident structure inside COH ROW conflict with proposed work and will coordinate with resident before removal if removal is necessary.

Q: How will access to driveways and homes be managed during the construction?

A: Driveway will be inaccessible during the actual pour of the concrete on the driveways, in those cases, resident will be notified ahead of time when their driveway will be out and the resident is expected to part elsewhere walk to their resident during that time. Rest of the time temporary driveway will be provided for access.

Q: How far up the side streets (perpendicular to Golf) will be impacted?

A: Approximately 50 to 100 ft. each way at the intersection streets of the Golf.

Q: We have a home, which was built by my parents originally in 1963. The area around the homes that sits in the 1000 block of Chantilly (by Chantilly Cir) consistently floods even on non-storm heavy rains. Please advise how this area will be improved by the current plan.

A: Chantilly is included as part of Garden Oaks overall project. Depends on where the house is sitting along that 1000 block, portion of it is included with Garden Oaks West subproject 1, and portion of it is included in Garden Oaks subproject 2 and portion of it is included in Garden Oaks East. Garden Oaks West subproject 1 includes address from 1022 to 1002 on Chantilly.

Q: We have culverts at the Golf entrance, which are ineffective because the ditch was not properly dug all the way “downstream” to Judiway. Judiway is being upgraded, but the water from our culverts has no way to get to Judiway.

A: The area south of Judiway does not drain to the outfall structure (Judiway and Golf intersection) of the Garden Oaks (West) project, it belongs to another drainage system that outfalls elsewhere. That is why this area is not part of the Garden Oaks (West) project.

Q: Why was Golf Street South of Judiway excluded from the upgrade? And what is the plan to repair Golf south of Judiway?

A: When the need area for CIP project was developed during 2012, this area along Golf Dr south of Judiway St was not developed and did not propose a drainage issue. The need area was determined to resolve drainage issue in the exiting neighborhood (during 2012) upstream of Judiway St. We are actively discussing an appropriate solution within the Department for a path forward on this issue.

Q: I made several reports in December 2019 to demonstrate that we have attempted numerous times for the City to maintain this part of Golf Street (Golf Street, south of Judiway, north of the railroad tracks, across from Legion Park). Each time, the City responded to the 311 cases by dispatching the City Stormwater and Drain Maintenance team, and each time, the crew said there was no maintenance it could do. They even brought dump trucks and digging equipment, and later determined there was no clear maintenance solution. They referred me to the Office of the City Engineer and the CIP departments, which I have both contacted prior to this email

A: The driveway culvert to Shepherd Oaks entrance is lower than the ditch flow line. A newly reconstructed culvert at the entrance making water pond at the location has modified the natural flow path of the ditch flowing south.

Q: When can we expect this project to start construction.

A: The approximate construction date is in Fall 2021. A pre-construction meeting will be held prior to the start of construction; In addition, door hangers will be passed out to each resident before construction. Residents will be well informed when the construction begins.

Q: Will the project be phased and completed step-by-step or will the whole area be under construction the whole time?

A: The project will be in several different phases and the actual phasing map will be shared once the contractor is on board, at the pre-construction meeting. It will show the time frame each area is anticipated to be under construction. The whole area will not be under construction the whole time.

Q: Can anyone answer a question about a sinkhole that has developed at W. 38th Street and Sue Barnett as to what type of fix needs to be done and when will it be completed?

A: Houston Water has dyed tested the sinkhole. They have concluded the main line is clean they are still trying to investigate the cause of the sinkhole.

Q: Will the sidewalks look like the current sidewalks on Alba?

A: We have received a lot of requests not to put in sidewalks along Golf St. and along the Garden Oaks area. Currently we do not have sidewalks in that area in the design plans. They will not have sidewalks but if the project does not get grandfathered then we will come back and put in 5 ft. wide sidewalks.

Q: Are the plans for construction built on 2012 analysis or more current situations?

A: The design plans have been updated to the current design criteria. We went back and updated the study to confirm the current data that the project will provide a 100-year level of service.

Q: Also, what will be the size or capacity of the drainage that will be placed on golf?

A: 12ft. x 10 ft. boxes then switch to a 10 ft.x10 ft. boxes.

Q: How much will traffic be impeded along my street?

A: We are going to share the phasing plan for construction once the contractor is on board, at the pre-construction meeting. That will show how long we anticipate construction to build that portion of your street.

Q: In what direction does the storm water flow along Golf Street?

A: It flows from north to south.

Q: Will the drainage upgrade prevent flooding caused by sustained and heavy rains like Harvey or Imelda?

A: The project has been designed to provide protection from a 100-year storm. We are putting a very robust system down to provide this protection.

Q: Will this project be replacing the street material with asphalt in the Garden Oaks area? The previous Garden Oaks and Shepherd Park project (Central) did this on Alba when it went through Garden Oaks while all the rest of the streets north and south of us remained concrete.

A: The current design is for growth within the boundaries of the garden oaks subdivision to be asphalt with concrete headers. Same design as Alba. That is the current desired design.

Q: Will the street level on Rosepoint change after the drainage work along Rosepoint or along Golf?

A: No, the elevation will remain very close to the existing elevation.

Q: Can we get a copy of your PowerPoint presentation?

A: Visit <https://publicworks.houstontx.gov/engage> and click on the Garden Oaks WEST project page.

Q: Who is the best contact to request PDF copies of these Plans?

A: The plan set is posted online at <https://www.publicworks.houstontx.gov/engage>

Q: What is the outfall for this drainage network and what happens to this new drainage system when that the bayou overflows?

A: The ultimate outfall is White Oak Bayou this system goes south across 610 under the hospitals. We are connecting to that system. The system is so far upstream from White Oak Bayou that should not impact.

Q: How long do you expect the asphalt on Golf (and Alba) from this project to last? How long for concrete?

A: Both materials should be able to last about the same. Concrete strips on either side that keeps the asphalt from being damaged.

Q: Flooding in SPP on Thornton Road and Golf

A: The existing central project has not done a lot of improvements in that area. Where Thornton intersects with Brinkman, we added on inlet to pick up some flow. Thornton will be done during the east and west project.

Q: Part of the charm of this neighborhood is the minimal amount of concrete. I feel this would be diminished with the addition of sidewalks. Additionally, the lot sizes do not provide much additional space for encroachment of sidewalks into our front yards. What value do these sidewalks provide that would balance out the negative impact to the "feel" of the neighborhood.

A: The current plan is to not add sidewalk along Golf St. where there is no sidewalk to keep it open. Even in the Garden Oaks neighborhood not to add sidewalks.

Q: Justification discussions have not mentioned the very poor condition of existing storm drains along Golf. For several years, very large sink holes have opened up along the path of the exiting storm sewers. Repair has consisted of dumping dirt in the holes. It is clear, the old sewers have collapsed, and washouts regularly form.

A: Currently we can ask storm maintenance operations to investigate it through 311 requests. If you see it please call 3-1-1 to report the incident.

Q: The Wakefield area and scope has already suffered economic impact because of Covid, with some businesses closing. The disruption from the construction could be the one-two punch. What are your plans to minimize the impact?

A: Most of the time construction is inconvenient but it brings value to the community. It improves the streets and neighborhood. We understand the inconvenience. We will keep the access to the businesses open unless we are working on the driveway. That is when it will be impacted. If able, we will keep one side open while working on the other to keep access open. We will be addressing this matter more during the construction meeting such as accessibility, construction plans, sidewalk accessibility, mail delivery and the phasing plan.

Q: I have heard no reports of the neighborhood in Shepherd Park flooding with last year's rain event that brought more rain in a short amount of time to this area than Harvey did. That was since Alba was completed. With that being the case, what is the justification to continue forward with this phase of the project if flooding is no longer the threat it was before?

A: What you have with the construction with central project is partial implementation of the overall solution. All 3 phases are needed to provide a complete solution to both areas. It is by no means the complete solution.

Q: What can we do to stop the project altogether, if not reduce the scope?

A: They can approach their council members office. We believe as Houston Public Works, that this project is needed to improve flooding.

Q: Will you make every effort to work around trees if they happen to be in the way?

Preserving the beauty of the neighborhood?

A: Once this project is awarded, we will look at trees on a case-by-case basis. Our contractors make every effort to preserve the trees. We have a tree mitigation plan and we have a consultant to go over the tree plan to minimize the impact on trees. We will only remove a tree if it conflicts with something.