

Project Name: Kirkwood Paving and Drainage from
Buffalo Bayou to Briar Forest

Project Number: N-100029-0001-4

Date: June 11, 2020

GENERAL PROJECT INFORMATION

Q: What is the purpose of this project?

A: This project is a part of the Street & Traffic Capital Improvement project and is necessary to improve roadway and traffic mobility and to meet City of Houston Design Standards.

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

A: The scope of this project provides the installation of storm sewer lines, water lines, manholes, inlets, construction of approximately 4,900 linear feet of pavement with curb and gutter, sidewalks, 10-foot shared-use bike path, and driveways.

SIDEWALK, TREES + LIGHTING

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 and the contractor will make an effort to identify 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: 18 months. Work begins Monday, June 22, 2020 and the completion date is projected for Tuesday, December 14, 2021. These dates are estimates. The project schedule depends upon weather conditions and contractor's production rate.

Q: What are the construction work days?

A: The contractor will work Monday-Saturday from 7:00 AM to 7:00 PM. There will be no work on Sundays or on City of Houston Holidays.

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 properties as best as they can. Additional right-of-way markers may be placed along the curb and sidewalk/driveway area. Please do not remove these markers or any protective precautions that have been provided to the adjacent property, as removal of these may cause added delays and expenses.



R Construction 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?

A: Property managers, businesses, or community 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: Yes. Individual driveways could be inaccessible for approximately 3 days. Once construction begins on a street, the Contractor will give notice 72 hours in advance if they need to work on a specific driveway that fronts the street being constructed.

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 72 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 full area of the Right-of-Way. No work is planned on individual (private) property.

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 properties 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 an effort to cap off your sprinklers in the right of way that will be torn up 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 that 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 2-feet into the property from back of curb. 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/on-going construction. Issues with prior work should be submitted to Houston Public Works 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 drain 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: N-100029-0001-4
- Name of the project: Kirkwood Paving and Drainage from Buffalo Bayou to Briar Forest
- Refer the complaint to the "Capital Projects".

EMERGENCY NEEDS

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

R Construction

Josh Resendiz, Contractor Project Manager
979-255-5277
Allen Stanton, Field Superintendent
713-775-6277

Houston Public Works

Artanya Mills, Construction Manager (CM&I Team)
832-757-8240
Harold Scott, Field Inspector (CM&I Team)
832-897-2814

HELPFUL LINKS

PROJECT SPECIFIC CONCERNS

Buildforward@houstontx.gov

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/ecdf/faq.html>