

GENERAL PROJECT INFORMATION

Q: What is the purpose of this project?

A: This project provides for implementation of a plan for the phased consolidation of facilities.

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

A: The scope of this project provides the following: installation of sanitary sewer lines, manholes, reinforced concrete pavement, curbs, and adjustment of water and sanitary sewer lines within the City right-of-way.

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 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: 22 months (630 calendar days). Work begins Monday, May 4, 2020 and the completion date is projected for Friday, January 24, 2022. 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 is no work planned for 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 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



BRH-Garver Construction, L.P., 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 businesses?

A: Property manager or 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: No, except the driveway at Lantern Village Apartments at the intersection of Renwick and Gulfton. A portion/side of the street will be removed and replaced to permit construction of the sanitary sewer. Individual driveways could be inaccessible for several days during the construction process. Once construction begins on a street the Contractor will give notice 72 hours in advance if they need to work on a specific driveway.

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

A: No, except when adjusting the waterline in front of the new lift station site. You may 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: No. 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 business owners with sprinkler systems be prepared for?

A: Sprinkler systems are not scheduled for impact.

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.



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.

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

A: Restoration of adjacent property, sprinkler systems, etc. are not scheduled for impact. 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: French drains are not scheduled for impact. 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

EMERGENCY NEEDS

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

- Project number: R-000536-0023-4
- Name of the project: Fountain View Regional Lift Station Construction and Abandonment of Westheimer No. 1 Lift Station.
- Refer the complaint to the "Capital Projects".

NON-EMERGENCY NEEDS

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

BRH-Garver Construction, L.P.

David Kennedy, Contractor
Project Manager
713-924-4444

Department of Houston Public Works

Edwin A. Lloyd, P.E., CCM, Construction Manager (CM&I Team)
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Joshua Kwong, Inspector (CM&I Team)
832-814-4158
Mohammad T. Haider, P.E.,
Project Manager (COH)
832.395.2951

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/ecdf/faqs.html>