

PROJECT INFO & FAQ'S

WILLOW WATERHOLE DRAINAGE & PAVING / WBS M-001013-0001-4

August 10, 2016

Project Provisions

We at the Department of Public Works & Engineering understand the difficulties associated with this construction process and have made provisions to ensure the second phase of this project progresses smoothly.

Q: What is the purpose of this project ?

A: Reduce the risk of structural flooding and improve overall drainage.

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

A: The scope of this project provides the following: installation of storm sewer boxes, storm sewer leads, storm manholes, inlets, sanitary lines and services, sanitary manholes, waterline adjustments, replacement of concrete roads, side walks, wheelchair ramps, and related appurtenances within the City right-of-way.

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

A: 9 months (270 calendar days). Work will begin Monday, August 15, 2016 and the completion date is set for Friday, May 12, 2017. 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 Mon-Fri leaving the project site on Fridays at 4 PM. There will be no work on Saturdays, but contractor may work on Sundays. The contractor will coordinate with HOA Management for any holiday requests.

In consideration of the community with the guidance of Mayor Pro Tem Cohen, the Department of Public Works and Engineering along with Huff & Mitchell, Inc. has and will be in constant communication with United Orthodox Synagogue to ensure no work occurs on the High Holy Days.

Sidewalk, Trees & Lighting

Coordination with HOA and Council Office has taken place to receive community input on the placement of sidewalks. Distribution of funds by your council office will provide temporary lighting during the construction process.

Q: How was the location of Sidewalks determined?

A: Sidewalks placement was based on information received from the community via survey conducted by the HOA. The placement of sidewalks was mostly to one side of the street throughout the neighborhood.

Q: What trees are being removed?

A: The intention is not to remove any trees. However, trees that are required to be removed will be replaced.

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 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. Additionally, prior to any excavations, the contractor contact the Texas 811 utility locating services to mark all existing underground utilities. This includes gas lines, telephone lines, cable lines, electrical lines, etc. Please refrain from removing any flags, marker, and/or spray paint which indicate where these utilities are located. Removing or relocating any markers could potentially cause unintentional damage to the utilities by the contractor, which in turn could interrupt your services temporarily.



Construction

Huff & Mitchell, Inc. will be the contractor performing the work with the supervision of PWE and has provided a tentative phasing schedule for the work. They will be making the necessary provisions to accommodate traffic both vehicular and pedestrian during construction. Restoration for ongoing construction will occur during the construction activities when feasible. Restoration of previously completed work is addressed in the 'Restoration' section.

Q: Will updates be provided to residents?

A: HOA president 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: Yes. The portion/side of the street being replaced with the storm sewer/sanitary sewer line replacement will be completely removed then reconstructed. Individual driveways should be inaccessible for XXX days. Once construction begins on a street the contractor will give notice 72 hrs 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: The scope of the project does not include installation or replacement of water lines. However, there will be water line adjustments so there is a chance you may lose water temporarily. The contractor's goal is to notify residents 72 hours in advance.

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

A: Both. While protecting existing trees, the project will involve removing and replacing the full area from sidewalk to sidewalk. No work is planned behind the sidewalks or 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.

Q: What should homeowners 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 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 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 homes in the area, the City of Houston project right-of-way will extend about 2-feet into the property from behind the 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 Capital Improvement Project, the City and the contractors are granted full access into this right-of-way for this and any related projects. Once complete, the City 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 PWE via comment card, email or phone to be addressed.

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

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

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

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

Q: What if my house has an improved or special/decorative driveway and/or walkway?

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 HOA or homeowner, payable in advance to cover the extra costs upon acceptance and approval of this additional work by the contractor (if applicable), or 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 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.

Contact Info

Non-emergency needs:

- ◆ Dial 311 - Mention to the operator the following 3 things along with your issue:
- ◆ WBS number and name of the project (M-001013-0001-4/Willow Waterhole Drainage & Paving project).
- ◆ Refer the complaint to the "Engineering & Construction Division".

Emergency needs: Contact Contractor's Superintendent or the 24-hour provided by the contractor.

- ◆ Huff & Mitchell, Inc.
Daniel Bonilla/Contractor Project Manager/281-235-6591
(24 hour primary construction contact for residents)
or
Jesse Moran/Superintendent/832-473-8241
- ◆ Department of Public Works & Engineering
Willie Raymundo/Project Manager/832-395-2370

For a complete listing of Frequently Asked Questions please visit:
<https://www.publicworks.houstontx.gov/ecd/faqs.html>

HELPFUL LINKS

Project Specific Concerns

- pweqip@houstontx.gov

General Concerns

- 3-1-1 or 713-837-0311
- www.houston311.org

ReBuild Houston

- www.rebuildhouston.org

