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Project Information

Q: What is the purpose of this project?

A: The project is designed to improve traffic circulation, drainage, and safety in the area.

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

A: The project includes reconstruction of the roadway, replacement of the storm sewers and improvement of sidewalks along the entire length of the project. In most cases, the roadway will remain within the existing curb lines, though slight widening of the roadway is contemplated near the Holcombe intersection, and the turning radius of certain intersections north of Holcombe will also be included to accommodate city buses.

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

A: Construction is projected to begin Fall 2017 with completion set for Spring 2019. The project schedule may change due to weather conditions, contractor's production rate, and other factors.

Q: What are the construction work days?

A: The contractor will work Mon-Sat between the hours of 7:00 am and 7:00 pm. There are situations when the contractor may work outside of these hours to complete a utility connection, pour concrete, or in case of emergency.



Sidewalk, Trees, Lighting

Q: What about my sidewalk?

A: Sidewalks will be constructed to a width of five feet. However, there may be locations where the sidewalks will be four feet. This is to accommodate trees that otherwise would have to be removed because they impact construction of the new sidewalk.

Q: What trees are being removed?

A: The City will exhaust all efforts to preserve as many trees as possible. The Contractor will work with an arborist along with the City's Forestry Division to evaluate trees on a case-by-case basis. Unhealthy trees and trees that are determined to be a safety hazard will be removed. New trees may be planted elsewhere in the project area, per plan.

Q: Why have various markers and protective barriers been placed around trees, etc.?

A: Both the City of Houston and the contractor are taking precautions to preserve 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 expenses. Please do not remove these markers or any protective precautions that have been provided to the adjacent property.

Q: Will the sidewalk and landscaping close to the street be impacted?

A: While these areas are maintained by the abutting property owners, the right-of-way, extending approximately 16 feet from the back of curbs, grants the City of Houston full access and utilization as deemed necessary for the construction of the project. If you have specific landscaping within the public right-of-way that you would like to save, we suggest you relocate these special items to a different location. Grass will be restored upon completion of all construction.



Construction

The contractor will perform the work with supervision from the Public Works Department. They will make 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 or Civic Club presidents or representatives are invited to attend the monthly contractor status meetings that will allow them to provide periodic updates to the community.

Q: Will I have issues accessing my driveway?

A: Yes. New driveway aprons are a necessary part of this project as they are required to meet and connect existing driveways to the new streets. If your driveway/entryway is removed, you will receive a minimum of 24 hrs. notice from the Contractor and there will be a temporary driveway/entryway in its place. When it's time to pour the concrete for the new driveway/entryway, you won't be able to access it for approximately 3 days and in most cases neighbors share driveways during this phase of the project.

Q: At some point, will I lose water?

A: Utilities in some areas will be temporarily shut off to install a waterline connection or to transfer services. This normally takes 2-3 hours unless the Contractor runs into an unforeseen issue. You will be notified a minimum of 24 hours in advance of any shut offs. There are times when a utility line is not shown and the Contractor may hit it accidentally, in which case your water may be temporarily shut off while repairs are made.

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

A: No work is planned behind the sidewalks or on individual (private) property. If a need to access private property arises, the homeowner will be notified and asked to sign a right of entry.

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 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 construction.

Restoration

Residents are encouraged to take photos of their property prior to construction. Typically, restoration occurs following completion of construction activities, but the contractor will make every effort to perform restoration activities during construction when possible.



Restoration

Q: What steps will be taken to ensure that restoration will occur properly?

A: Restoration of property, (lawns, sprinkler systems, etc.) will occur once all construction is complete. The City will not approve of final payment to the contractor until they complete their own assessment to ensure restoration is sufficient. The City's project manager will also review these findings for accuracy.

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

A: We suggest that you relocate any specific elements of landscaping that you would like to save. Grass will be restored 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 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 if I perceive that there has been damage to my property?

A: The Contractor is required to take pre-construction photos of all property prior to commencing work. We encourage property owners to take photos as well. If you perceive that damage has been done to your property, you may report the damage to the City by emailing Capital Projects at PWECIP@houstontx.gov. A City representative will meet with you and will compare your property to the pre-construction photos to determine if any damage has been done. If so, the City will direct the contractor to repair the damage.

Q: Which areas are impacted first?

A: The first Phase will begin north of Holcombe to the intersection at McClendon. There are five geographically defined phases of the project, determined with input from affected stakeholders. However, they may not necessarily be completed in a strictly sequential order. Beginning at one end and progressing sequentially to the opposite end is the most efficient, however trade-offs of convenience and efficiency may become necessary depending on start date, weather delays, costs and other factors.

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 (N-100004-0001-4/Greenbriar Paving & Drainage).
- ◆ Refer the issue to "Capital Projects".

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

- ◆ *Conrad Construction Co., Ltd*
Steven Conrad, Superindependent/281-808-2718
- ◆ City of Houston Capital Projects
Stephen Wright, Project Manager/832-395-2402

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

