

# PROJECT INFO & FAQ'S

WYCLIFFE DR. DRAINAGE & PAVING / WBS M-001010-0001-4

September 21, 2017

## Project Information

**Q: What is the purpose of this project ?**

A: This project will construct improvements to address and reduce the risk of structural flooding. Improvements include modification of street conveyance and sheet flow, and provide Detention as needed for mitigation.

**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, water lines, sanitary lines and services, sanitary manholes, replacement of concrete roads, sidewalks, wheelchair ramps, and related appurtenances within the City right-of-way.

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

A: 21 months (634 calendar days). Work began Tuesday, August 1, 2017 and the completion date is set for Friday, April 27, 2019. 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-Saturday from 7:00 AM to 7:00 PM . There will be no work on Sundays or on City of Houston Holidays.

## Sidewalk, Trees & Lighting

**Q: Will the sidewalk be maintained around the school?**

A: Yes, the contractor will maintain pedestrian access around the school.

**Q: What trees are being removed?**

A: Trees to be removed are identified on the Tree Preservation Plan. The trees will be removed due to direct conflict with construction. 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: 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.

**Q: Will there be Street Light Poles installed?**

A: Yes, street light poles will be installed by CenterPoint once the Contractor installs all conduit and services.



## Construction

SER Construction Partners, LLC 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 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/waterline line replacement will be completely removed then reconstructed. Individual driveways could be inaccessible for 5 days. Once construction begins on a street the contractor will give notice 72hrs 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 loose water for a short period when connecting service from the home to the newly installed waterline. Contractor will provide notice 72hrs 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-001010-0001-4/Wycliffe Dr. Drainage & Paving project).
- ◆ Refer the complaint to the "Capital Projects".

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

- ◆ SER Construction Partners, LLC.  
Moe Elahmad/Contractor Project Manager/832-405-2768  
**(24 hour primary construction contact for residents)**  
or  
Oscar Gonzales/Superintendent/281-866-4936
- ◆ Department of Public Works & Engineering  
Luis Bermudez/Project Manager/281-768-0977

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

## HELPFUL LINKS

### Project Specific Concerns

- [pwecip@houstontx.gov](mailto:pwecip@houstontx.gov)

### General Concerns

- 3-1-1 or 713-837-0311
- [www.houston311.org](http://www.houston311.org)

### ReBuild Houston

- [www.rebuildhouston.org](http://www.rebuildhouston.org)

