

PROJECT INFO & FAQs

Binglewood Area Paving and Drainage | WBS No. M-000293-0001-4

Project Information

Q: What is the purpose of this project ?

A: The purpose of the project is to replace the project area's inadequate storm drainage system, reconstruct roadways and right of way to accommodate greater storm water conveyance capacity while placing an upsized storm drainage system below the proposed pavement, public water utilities in areas of needed upgrade, driveways, and reconstruction of James Lee Park with new amenities including a playground, walking trail, trees, and security lighting as well as for shared space which will contain a dry bottom shallow detention basin used as a overflow to the project's proposed underground storm sewer system. Parking with ADA accessible wheelchair ramps will be provided around the perimeter of James Lee Park. The proposed improvements for the project area benefit the residents within the project area with improved drainage, roadways, driveways, water and park features.

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

A: The project provides for the placement with concrete pavement storm drainage, curbs, sidewalks, driveways, street lighting, water system and park features.

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

A: Construction duration is 623 calendar days ~ 21 months. Construction start date is January 22, 2018 and construction is projected to be completed in early October 2019.



Construction FAQs

Q: Will I be without water service? If so, for how long?

A: Utilities in some areas will be temporarily shut off to install a waterline connection or to transfer services. This normally only takes a few hours unless the contractor runs into an unforeseen issue. You will be notified via a doorhanger 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 that case your water may be shut off for a period of time while repairs are made.

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

A: For most of the residential streets in the City of Houston, the right-of-way extends about 16 feet into yards from the back of the curb. As a result, the City of Houston 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 disturbed areas to City of Houston standards. Both the City of Houston and the contractor are taking precaution to protect existing trees as best as they can. Additional right-of-way markers are in some yards, and removal of these causes added delays and expense. Please do not remove these markers or any projective precautions that have been provided in your yard.



Construction FAQs

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

A: If a waterline installation is required for your project, the contractor is going to use the boring process whenever possible to install the waterlines. This process requires minimal digging within the right-of-way. Once the new lines have been installed, the existing ("old") water lines will be abandoned, thereby avoiding the need to dig them up for removal. Once the new waterlines have been installed, tested, and approved by the City, the contractor will disconnect your water meter from the "old" line and reconnect to the "new". This may require additional boring for the installation of these services.

If the streets are going to be completely reconstructed, construction is usually accomplished by completing reconstruction of one side of the street, then returning to reconstruct the other side of the street. During this process, access to driveways will be maintained as best possible for personal access. On some days, you may be asked to park nearby, but this usually occurs on days that work is in front of, or blocking a given driveway at a given time. Naturally, weather will have some impacts on these occurrences. We suggest that you share your driveways with your neighbors, where possible.

Q: What about our trees?

A: As mentioned earlier, the right-of-way extends about 16 feet from the back of the curb into your yard. The City and contractor will make all attempts to protect existing trees in accordance with the tree protection plan provided in the plans.

Again, right-of-way does extend well into your yard. We all mow and maintain these areas that we consider "our property", but right-of-way grants them full access and utilization as deemed necessary. If you have specific landscaping that you would like to save, we suggest you (personally) relocate such plant materials NOW !!

Q: Will my street be at a different elevation than it is today?

A: Over the past 40-50 years, the topography of the area has obviously shifted. When reconstructing a street the intent of any project by the City of Houston is to minimize any street elevation change as much as possible. Some change may be required to establish the proper flow of storm-water to ensure proper drainage for years to come.

Q: What about my driveway?

A: New driveway aprons are a necessary part of this project, as required to meet and connect properly to the new streets, as well as to meet all local and federal regulations for sidewalk specifications, which will require meeting ADA (American with Disabilities Act) standards. As such, you can expect to have your driveway apron reconstructed and different entry slopes than we currently have.

PROJECT UPDATES

An HOA or Civic Club representative is invited to the monthly progress meetings between the City and the contractor. Updates on all aspects of the projects are discussed at these meetings.



Construction FAQs

Q: What if I have an improved or special/decorative driveway and/or sidewalk?

A: As this portion of your driveway (and front walkways) is located in the right-of-way, the City is only required to return your driveway 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 resident, 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.

Q: What should residents 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 the number 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 help resolve any questions when the construction company restores the sprinkler system. It is entirely possible your system (or at least certain zones) may stop working once work has commenced in the right-of-way as wires and lines do occasionally get cut inadvertently. Be sure to have a garden hose and traditional sprinklers ready to use during this period. If you believe that your sprinklers systems were damaged during construction please contact the project manager.

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

A: Restoration of yards, sprinkler system, etc. will occur once construction is complete. Additionally, the City will not approve of final payment to the contractor until the City completes their own assessment to ensure restoration is sufficient. If you have concerns, please call 311 and document those concerns so that they can be addressed at the end of the project. Do not make the repairs yourself! The contractor will make them at the appropriate time during the course of construction.

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. If you perceive that damage has been done to your property, you may report the damage to the City using the 311 System or by e-mailing PWECIP@houston.tx.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.

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-000293-0001-4 / Binglewood Area Drainage and Paving)
- ◆ Refer the complaint to the “Capital Projects”.

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

- ◆ Triple B Services, LLP
Fred Mitri, Project Manager/ o: (281) 324-3264 ext.128
Jackie Murphy, Field Project Manager / C: (832) 465-0273
- ◆ Entech Civil Engineers, Inc.
TBD, Project Manager/ TBD
TBD, Superintendent/ TBD
- ◆ Department of Public Works & Engineering
Kevin Hammond, Project Manager/ o: (832) 395-2275
Ben Barajas, Inspector/ o: (832) 395-5842

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

