

PROJECT INFO & FAQs

Linkwood Paving and Drainage | CIP WBS No. N-210002-0001-4

Project Information

Q: What is the purpose of this project ?

A: The purpose of the project is to reconstruct and upgrade the deteriorating roadway pavement, public utilities, driveways, and sidewalks with ADA accessible wheelchair ramps. The proposed improvements for the project area benefits the residents within the project area with improved mobility, improved drainage and improved public utility services.

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

A: The project provides for the placement of concrete pavement with storm drainage, curbs, sidewalks, driveways, street lighting, and necessary underground utilities.

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

A: Construction duration is 600 calendar days ~ 20 months. Construction start date is November 13, 2017 and construction is projected to be completed in early July 2019.

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 will work outside of these hours in order to complete a connection on a utility, pour concrete, or in case of an emergency.



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 visible and the contractor may hit it accidentally, which may cause your water to 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.

Q: What about the new sidewalks?

A: The streets will receive new sidewalks on both sides of the street. Any streets or blocks that currently do not have sidewalks will receive new sidewalks. The sidewalks will be 5-foot wide. There may be locations where sidewalks are constructed due to existing trees or obstructions in the area. Please consult the construction plans for specific sidewalk locations.



Construction FAQs

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

A: Both. Installing new water lines is also part of this project. In doing so, they are going to use a boring process whenever possible, which will require digging in some areas, but these are minimized by the boring capabilities of equipment and procedures that tunnel and lay water pipe horizontally. Once completed, the existing "old" water lines will be abandoned, thereby avoiding the need to dig them up for removal. In most cases, if the current water line is on the north side of the street, then the new line will be installed on the south side of the street, and vice-versa. Once installed, tested, and approved by the City, then the contractor will disconnect your water meter from the "old" line and reconnect to the "new", having bored under the street to access the new line, if necessary. Some sanitary sewer lines will also be built with this project. As mentioned, streets will be completely reconstructed. This is typically accomplished by reconstructing one complete side of a street first, then returning to reconstruct the other side of the street. During this process, access to driveways will be maintained as best as possible for personal access. On some days, you will be asked to park nearby, but this usually only occurs on specific days that specific work is in front of, or blocking a given driveway at a given time. Naturally, rain and 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 50-60 years, the topography of the area has obviously shifted. The intent of this project by the City of Houston is to minimize any street elevation change as best as possible, although some change may be required to establish the proper flow of storm-water, both above and below the streets for proper drainage for years to come. The proposed elevations vary +/- 6 inches from the existing elevations except along Linkmeadow Lane. For the drainage to work at Linkmeadow Lane, the elevation was lowered more than 6 inches. The installation of the storm sewer boxes will help with drainage, as it will add capacity.

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.

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.



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 sprinkler 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.



Construction FAQs

Q: How do I get periodic updates on this project?

A: 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. Also, a District K representative will attend these meetings.

Q: What about any school buses that typically drives on the affected streets?

A: The City of Houston and contractor will work with the local school principals and school transportation coordinator to address the individual needs of the schools.

Q: Will about METRO bus stops on the affected streets?

A: The contractor will coordinate work around existing METRO bus stops on Stella Link at Linkwood. Bus routes may be temporarily rerouted as needed.

Q: On streets under construction, what is the procedure for trash and recycling pick up?

A: Please put your receptacles on the non-affected side of the street.

Q: Will the existing street lights be removed? If so, when?

A: Street lights will be removed in segments so the whole neighborhood will not go dark all at once. CenterPoint will remove the street lights as requested by the contractor per the phasing plan. However, depending on the boundary of the phasing plan, removing street lights along one street may affect lights outside the phasing boundary due to the street lights circuit configuration. Additionally, when lights are removed from one side of the street, it is likely to affect the lights on the other side of the street for the same reason.

Q: I am repairing my yard from flood damage. Should I wait or can I make repairs now?

A: Any work performed by a homeowner in this area may be affected by construction. Therefore, it is beneficial for a homeowner to perform any such repairs once construction is completed.

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-210002-0001-4 / Linkwood Drainage and Paving)
- ◆ Refer the complaint to “Capital Projects”.

Emergency needs:

- ◆ SER Construction Partners, LLC
Moe Elahmad, Project Manager/ 832-405-2768
Matt Ramos, Superintendent/ 832-455-5167
- ◆ Department of Public Works & Engineering
Willie Raymundo, Project Manager/ 832-395-2370
Wanda Kegley, Inspector/ 281-796-0795

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

