

FREQUENTLY ASKED QUESTIONS (FAQ)
24" Waterline Installation Waterline Replacement Project
August 1, 2016

Beginning 8/8/16, for the next 250 days, street construction will occur along the westbound lanes of West Airport Blvd. (Fondren Rd. to Braewick Dr.).

- **How long is this project going to take to complete?**

The entire project is scheduled: Start 8/8/2016 and End: 4/15/2017. The dates are only estimates. The project schedule depends upon weather conditions and contractor's production rate.

- **What is going to be replaced / installed in these projects?**

Included in the scope of this project are: large diameter water lines, small diameter water line, portion of the streets, curbs, and possibly some sanitary sewers and storm sewers.

Where to call to report problems?

- *Emergency needs (i.e. water off, etc.):* Contact Contractor's Superintendent or the 24-hour provided by the contractor.
- **Jim Walsh**, Construction Manager – **832-922-0504** *(24 hour Primary construction contact for residents)
- **John Hanover** (*Superintendent*) – **281-450-8134**

- *Non-emergency needs:* Dial 311 - Mention to the operator the following 2 things along with your issue:
 - WBS Number of the project (S-000900-0171 – 24" waterline project)
 - Refer the complaint into the "Engineering & Construction Division".

What should the townhome/apartment communities with sprinkler systems be prepared for?

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.

What about French drains?

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 you your drain only went to the sidewalk, they are likely to extend it to the curb/street.

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

For most of the complexes in this area, the City of Houston project right-of-way will extend about 2-feet into the property from behind the curb. However, small diameter waterline replacement will leave some residents with bore pits in their yards at times. Small diameter waterlines are installed using directional drilling, so complexes will be affected by an open cut trench.

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. Both the City of Houston and the contractor are taking precaution to protect existing trees and complex 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.

Are they going to dig up the front of the complex, or just the street?

Both. Installing new water lines is also part of this project. In doing so, they are going to use a boring process whenever possible, in which they will have some digging 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. Once installed, tested, and approved by the City, then the contractor will disconnect the water meter from the "old" line and reconnect to the "new", having bored under the street to access the new line, if necessary.

At some point, will I lose my water?

Yes, but the construction company's goal is to notify residents 72 hours in advance. Typically, water is out up to 4 hours. When transferring water service to the new water lines, the process takes 2-3 hours.

How will residents within the townhome/apartment complexes be properly notified of water disruption?

Because of the uniqueness of the townhome communities and apartment complexes, the contractor will place advance notification notices along the garages of the townhomes and coordinate with the apartment managers of the apartment complexes. As stated, the construction company's goal is to notify residents 72 hours in advance.

At some point, will I have issues accessing the driveway(s) into the complexes?

Yes! The portion/side of the street being repaired with the waterline replacement will be completely reconstructed. During this process, access to complex driveways will be maintained as best as possible for access. The contractor should give notice if they need to work on a specific driveway access that fronts West Airport Blvd. The contractor will try to minimize any disruptions to these particular driveway access points.

What about landscaping near streets, sidewalks and curbs?

Right-of-way does extend well into the edge of the property line. The complexes 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 the complexes have specific landscaping that would like to be saved, we suggest the HOA/complex management relocate such plant materials NOW!! Grass will be restored in areas upon completion of all construction.

What about my complex driveway access?

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 the driveway apron slightly reconstructed and different entry slopes may result in some areas.

What if my complex has an improved or special/decorative driveway and/or walkway?

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 apartment management, 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 warrant this work.

Will Meiners Construction consider special requests from HOA or apartment management to re-do entire driveways?

Meiners Construction has a very tight deadline to complete this project so they will not be able to assist management with these types of improvements.

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

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.

How can I access this FAQ fact sheet?

If you need to access this FAQ to share with your neighbors, please visit the District K website at www.districtK@houstontx.gov and access the *West Airport Water Line Project* link or contact us at 832-393-3016 to have a PDF of this fact sheet e-mailed.

Will updates be provided to residents?

A HOA/apartment management representative(s) is invited to attend the monthly contractor status meetings and will periodically provide updates. Also, Barbara Hite from the District K council office will attend these monthly meetings.