

**FREQUENTLY ASKED QUESTIONS (FAQ)**  
**CAMBRIDGE ST. REHABILITATION PROJECT**  
**(Old Spanish Trail to Holly Hall Dr.)**  
**March 12, 2015**

Beginning 3/16/15, for the next 180 days, street construction will be in your immediate area. We want you to do all you can to be prepared for the disruption.

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

The entire project is scheduled: Start 3/16/2015 and End: 9/12/2015.

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

Included in the scope of this project are: concrete panel replacement along with the repair and improvements to curbs and accessible ramps from Old Spanish Trail to Holly Hall.

**Who is providing this project?**

*Contractor: DCE Construction, Inc.*

- **Mike Ajjour, Owner – 713-290-0887**
- **Alex Rohal, Superintendent – 832-274-2792 (Primary construction contact for residents)**

**Project Management Team:**

- Willie Raymundo, Project Manager – 832-395-2370, [Willie.Raymundo@houstontx.gov](mailto:Willie.Raymundo@houstontx.gov)
- Walker Hudgins, Project Inspector – 281-780-9817, [walker.hudgins@houstontx.gov](mailto:walker.hudgins@houstontx.gov)
- Evelyn Kuykendall, Senior Inspector – 713-775-2664, [Evelyn.Kuykendall@houstontx.gov](mailto:Evelyn.Kuykendall@houstontx.gov)
- JoAnne\_Kamman, PWE Managing Engineer – 832-395-2394, [joanne@kamman@houstontx.gov](mailto:joanne@kamman@houstontx.gov)

**District K Representative:**

- Barbara Hite – 832-393-3016, [Barbara.Hite@houstontx.gov](mailto:Barbara.Hite@houstontx.gov). Feel free to make Barbara aware of any problems that you think are not being handled properly or if you have feedback that you would like him to bring up in the monthly construction meetings.

**Where to call to report problems?**

- *Emergency needs (i.e. water off, toilets not flushing):* Contact Project Inspector or Superintendent (listed above); if unable to reach them call the Project Management staff also listed above.
- *Non-emergency needs:* Dial 311 - Mention to the operator the following 3 things along with your issue:
  - WBS Number of the project (N-321038-0066-4 – Cambridge St. Rehabilitation)
  - This is a City of Houston CIP project
  - Refer the complaint into the “Engineering & Construction Division”.

## **Where can residents look up Street Reconstruction design plans?**

[DistrictK@houstontx.gov](mailto:DistrictK@houstontx.gov) – click *Cambridge St. Rehabilitation CIP Project* link

## **Explain the difference between rehabilitation of Cambridge St. vs. the total reconstruction of Cambridge St.**

This project will rehabilitate Cambridge. The difference between the two is that the goal of this project is to strictly address the ride quality of the roadway. As such, only panels which need repairing will be replaced on the project. The panels will be replaced in part or in whole and curbs will be repaired as well. The contractor can move quicker with the work which means less impact to the community. Because the scope of the projects are limited, these projects are also designed quicker than projects requiring total reconstruction which means that the projects can be put into construction quicker.

With a total street reconstruction, all aspects of the roadway including all underground utilities, street lighting, signals and sidewalks would be evaluated and addressed with that project. Most street reconstruction projects take about 3 years or more to design due to the complexity of the designs and real estate acquisitions. Construction time on most major thoroughfare reconstruction projects last a minimum of 365 days and go to about 450 days, depending on the work.

## **This rehabilitation project will not negatively impact the response time for HPD or EMS service?**

We will be notifying local HPD and Fire Stations to discuss the project with them and they will note it and vary their response routes accordingly. However, Cambridge will not be completely closed at any time. There will always be at least one lane of traffic open in each direction.

## **What about the existing trees in the right-of way and the esplanades?**

The City's right-of-way extends about 16 feet from the back of the curbs. The City and contractor will make all attempts to protect existing trees in the area. The contractor has a bid item for tree and plant protection and under that item, is required to have an arborist on call. If we believe that a tree is going to be impacted by the work, the City will require the Contractor's arborist and the City's arborist to review the situation and make recommendations for tree protection.

## **What about any landscaping near streets, sidewalks and curbs?**

Again, City of Houston right-of-way extends well into the side properties fronting Cambridge St. The right-of-way grants the City full access and utilization as deemed necessary. If a property owner has specific landscaping that need saving, we suggest you (personally) relocate such plant materials NOW!! Grass will be restored upon completion of this construction project. Work on this project will be primarily limited to 2 feet back of the existing curbs.

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

Both the City of Houston and the contractor are taking precaution to protect existing trees, utilities and resident property as best as they can. Markers, flags and protective barriers are going to be placed within the City ROW to let the contractor know that there are facilities in the area. Removal of these markers cause added delays and expense for the contractor. Please do not remove these markers or any protective precautions that have been provided on your property.

**Will the contractor dig up adjacent to the existing property that backs, side or front Cambridge St.?**

No, work on this contract will be primarily limited to 2 feet back of the existing curb.

**At some point, will the water or sewer lines be impacted by this rehabilitation project?**

No, the City does not anticipate any impact to the water or sewer lines by this rehabilitation project.

**Will residents have issues accessing their condo/townhome community driveway (those complexes that side or front onto Cambridge St.)?**

Yes! The work on Cambridge will impact ingress and egress to homes, apartment/condo communities and businesses. This work is typically accomplished by rehabbing one complete side of a street first, then returning to rehab the other side of the street. During this process, access to driveways will be maintained as best as possible for personal and business access. There will be times that access to driveways will be limited. We will be working with business, apartments and condos along this route to address this issue on a situation basis. Typically, driveway access will be restricted for 7-10 days.

**Will businesses have issues getting in and out of their parking lots?**

Similar to the response about driveways.

**What about new sidewalks, curbs, and gutters?**

Curbs will only be replaced in association with the pavement rehabilitation. A small portion of the sidewalk will be replaced in one area of the project because it connects onto the curb of section of roadway which will be rehabilitated. Otherwise, sidewalks are not a part of the scope of work for this project.

**What about the driveways that feed onto Cambridge St.?**

Driveways will not be replaced on this project. However driveway access will be affected. See response to the previous question concerning driveways.

**What about any buses that typically use Cambridge St. as a transit route?**

The City will work with METRO to address bus routes. Since only one lane will be closed at a time, bus access will continue. However, stops may be temporarily moved as construction is in the area.

**Will DCE Construction Company consider requests from commercial property owners or condo/townhome complexes that front or side Cambridge St. to re-do entire driveways?**

DCE Construction Company has a very tight deadline to complete this project so they will not be able to assist residents and business property owners with these types of improvements.

**Will Cambridge St. be at a different elevation than it is today?**

The individual roadway panels will be replaced to original elevations to ensure the roadways drain properly.

**Will the floodplain change post rehabilitation?**

No, it is not affected although standard runoff and drainage will be improved.

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

Restoration of yards, sprinkler systems, etc. will occur once all construction is complete. Additionally, the city will not approve of final payment to DCE Construction until they complete their own assessment to ensure restoration is sufficient.

**Will updates be provided to residents?**

Barbara Hite from the District K council office will attend monthly contractor status meetings. However, a representative(s) is invited to attend and provide periodical updates either on the civic club's website and/or via email.