

Avalon Place Project (NSSI AS069) – WBS NO. R-002011-0089-4

Frequently Asked Questions July 2020

1. *What is the project schedule?*

Project construction is currently expected to start in December 2020 or January 2021 and will take about 3 years to complete. However, this timeframe is for the construction of the entire project which extends from Driscoll to Kirby and from Westheimer to San Felipe. This does not mean that the entire project area will be dug up or otherwise impacted at the beginning of construction or for the entire 3-year duration. Work will be performed in phases such that one or two streets maybe impacted at a time.

2. *Will there be a public engagement meeting prior to the start of construction?*

Yes, Houston Public Works will schedule a public engagement meeting once the Contractor is selected. This is expected to occur one month prior to the start of construction. The date and time for this meeting will be communicated to residents, subsequent to construction award, via neighborhood HOAs and mail in flyers.

3. *When will construction begin in front of my property or on my street?*

The project design has been finalized and Contractor selection and subsequent construction award is not expected until December 2020. Upon award, the Contractor will prepare a detailed construction schedule which will identify phasing for specific areas and streets within the project area. This phasing plan will identify a window when work will be performed on your street.

4. *Will the Contractor contact me prior to performing construction in front of my property?*

The Contractor will contact each individual homeowner for work impacting access ways, i.e. driveways, walkways, and sidewalks associated with their property. The Contractor will **NOT** contact individual homeowners for removal of any other encroachments within the public right of way (as identified in the encroachment notification letters and requested to be removed by June 30, 2020) that are still in place when construction begins in a specific area.

5. *How do I know how much of the encroachment is within the public right of way (ROW) and is hence impacted?*

The construction drawings for this project can be accessed at the following link: <https://www.civcastusa.com/project/5e446dc4f39556c35e652b60/summary>. Refer to Sheet 2 for an index of plans for specific streets. These drawings (drawn to scale) show details such as the extent of the public ROW, existing features, and the scope of the new construction. Referencing the existing features, you can measure the boundaries of the public ROW and hence the potential impact on any existing encroachments.

6. *Do I need to remove the encroachment by June 30?*

As per the encroachment notification letter, we request that you remove any identified encroachment (other than access ways) by June 30, 2020. No action is needed on your part for impact to access ways i.e. driveways, walkways, or sidewalks until the Contractor contacts you. See the following question regarding how and when you will be notified regarding the impact to access ways.

For non-access ways, the construction drawings can be used to determine how a specific encroachment conflicts with the proposed construction. The Contractor, once selected, will determine the means and methods of construction which will govern what exactly needs to be removed to facilitate construction. If an encroachment is less than 6-inches or so from the edge of new construction (e.g. sidewalk), the Contractor maybe able to work around it depending on his means and methods. Encroachments located along edges of new construction such as flower beds may not need to be removed if the Contractor can work around it. For these encroachments, you can wait for the Contractor's evaluation to determine whether or not they need to be removed. Any other encroachments will need to be removed.

Removing an encroachment prior to the start of construction will allow you more time to plan for its relocation. If an encroachment is not removed when the Contractor begins work in a specific area, he will remove it at that time, but he is not going to be able to accommodate your request for time needed to plan its relocation.

7. *When will my driveway be impacted? What options will I have for driveway replacement?*

The Contractor will contact individual homeowners for work impacting driveways. The notification will likely depend on the construction phasing and maybe a few weeks or so prior to commencement of work at a specific location. This means that the Contractor may not contact all homeowners in December 2020.

You will have two options for driveway replacement. The Contractor can replace the driveway with standard concrete at no cost to you or you may elect to reconstruct the driveway with material other than standard concrete at your sole expense. If you elect to reconstruct the driveway with other material, the Contractor will frame the driveway layout to meet the new grades/slope and you may finish the driveway within two weeks. If you elect to reconstruct the driveway at your own cost, please notify the Contractor when he contacts you.

8. *Will the Contractor salvage pavers removed from existing sidewalks, walkways, and driveways and what will happen to these pavers?*

The Contractor will **NOT** salvage pavers removed from existing sidewalks, walkways, or driveways as it's very difficult to maintain the integrity of older materials during removal. If you are interested in salvaging the pavers or other specialty materials from an existing driveway, you can remove these on your own prior to reconstruction of the driveway. In this case, you can notify the Contractor when he contacts you and coordinate the scheduling of removal to minimize the impact.

9. *Can I rebuild the sidewalk or walkway with specialty pavers after the project construction is complete?*

Per City Ordinance, specialty materials cannot be used to construct sidewalks or walkways within the public ROW. New sidewalks will be constructed with concrete.

10. *Will the City pay for relocation and/or reinstallation of the encroachments impacted by the project?*

Per City Ordinance, the City cannot pay for relocation and/or reinstallation of the encroachments impacted by this project. Homeowners will need to do this at their own expense. Relocated encroachments must be outside the public ROW.

11. *Where will I park when my driveway is being worked on?*

The Project includes pavement reconstruction, and sidewalk, drainage, and sanitary sewer improvements. This type of work is typically accomplished by completely reconstructing one side of a street first and then returning to reconstruct the other side of the street. During this process, access to driveways will be maintained as best possible. On some days, you will be asked not to park in your driveway. However, you will be given ample notification in this case through door hangers which will be distributed by the Contractor. This will only occur on days that construction is being performed in front of your driveway. Naturally, rain and weather will have some impact on the duration of these occurrences. We suggest that you share your driveway with your neighbors on the opposite side of your street, where possible. Typically, you will be restricted from your driveway for 7-10 days.

12. *What trees are being impacted by this project? Will the trees be replaced?*

A detailed Tree Protection Plan (TPP) has been prepared for this project identifying trees in the public ROW that are expected to be impacted. While we have made every effort to minimize the impact on trees, some trees will be pruned/trimmed and others will need to be removed to facilitate construction. Some but not all the removed trees will be replaced. The TPP identifies specific tree impact, street by street. The TPP is included in the construction plan set on Sheets 235 through 256.

13. *Will my back-lot sewer be transferred to the new trunk sewers as part of this project?*

The back-lot sewers will **NOT** be transferred to the new trunk sewers as part of this project. The City will schedule transfer of services from the back-lot easement to the new sanitary sewer lines after the Avalon Place Construction Project is complete and accepted by the City. The transfer of services will be done under a separate contract. Representatives of *Substitute Services* will coordinate this work directly with individual homeowners later.