

FREQUENTLY ASKED QUESTIONS (FAQ)
SOUTH POST OAK RD. STREET RECONSTRUCTION PROJECT
(Beltway 8 to FM 2234)
March 10, 2015

Beginning 3/19/12, for the next 270 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 3/19/2015 and End: 12/04/2015.

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

This project is a panel replacement contract which includes the removal and replacement of broken concrete roadway panels from F.M. 2234 to Maywood. From W. Ridgecreek to Maywood, the project also includes the construction of an additional north bound and south bound lane. New traffic signals will also be installed as well as the replacement of about 1200 LF of waterline and necessary storm sewer laterals.

Who is building this project?

Contractor: DCE Construction, Inc.

- **Mike Ajjour, Owner – 713-290-0887**
- **Alex Rohal, Superintendent – 832-274-2792 (Primary construction contact for residents)**
- **Frank Avila, Foreman – 713-240-7943**

Project Management Team:

- Stephen Wright, CMP, Project Manager – 832-395-2402, stephen.wright@houstontx.gov
- Gabrielle Purnell, Project Inspector – 832-724-4563, gabrielle.purnell@houstontx.gov
- Mike Beezley, Senior Inspector – 281-217-3446, mike.beezley@houstontx.gov
- JoAnne_Kamman, PWE Project Manager – 832-395-2394, joanne.kamman@houstontx.gov

District K Representative:

- Claude Foster – 832-393-3016, Claude.Foster@houstontx.gov. Feel free to make Claude 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 Resident Inspector or Foreman (listed above); if unable to reach them, call 311.

Non-emergency needs: Dial 311 - Mention to the operator the following 3 things along with your issue:

- WBS Number of the project (N-000819-0001-4 – South Post Oak Rd. Paving)

- This is a City of Houston CIP project
- Refer the complaint into the “Engineering & Construction Division”.

You can also contact the City through e-mail at PWECIP@houstontx.gov and provide this same information.

Where can residents look up Street Reconstruction design plans?

DistrictK@houstontx.gov – click *South Post Oak Rd. CIP Project* link

Unlike the other residential neighborhoods that border South Post Oak Rd., all the residential streets within the Mayfair Park subdivision feed onto South Post Oak Rd. How will this reconstruction project allow these residences to effectively access South Post Oak Rd. with minimum disruption?

Residents from this subdivision will still be able to access South Post Oak because the contractor will not be allowed to close two consecutive intersections at one time. There should always be at least two entrances into the subdivision.

Residents should follow detour signs for access to South Post Oak.

Excluding the Mayfair Park subdivision, what are some alternate routes for the other residential neighborhoods that border South Post Oak Rd. while it’s under reconstruction?

For those neighborhoods located south of West Ridgescreek Dr., it would be advised to take Chimney Rock Rd. (via Rockwell Blvd.) from Beltway 8 onto Court Rd. to access the neighborhoods of Ridgemont, Quail Bridge/Benchmark, and Briar Villa; or take West Fuqua St. from Beltway 8 to West Ridgescreek Dr. to access the Ridgeway neighborhood. The other alternate route is to access these border neighborhoods from FM 2234 using Hiram Clarke Rd., Park Manor Dr. or Chimney Rock Rd.

This reconstruction 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, South Post Oak will not be completely closed. There will always be one lane of traffic open in each direction.

What about the existing trees in the right-of way?

As mentioned earlier, the right-of-way extends about 16 feet from the back of the curbs into our yards. The City and contractor will make all attempts to protect existing trees during the course of construction. Since this is not a complete reconstruction, impact to the trees will be very minimal. However, the contractor will secure the services of an arborist to review the existing trees where construction may impact existing trees and will protect the trees as recommended by his arborist.

What about the existing trees in the esplanades?

There are trees being removed in the median because the medians are being narrowed for the additional lanes. However, the plans also require the planting of new trees between Gineridge and Maywood to offset the trees being removed.

What about landscaping near streets, sidewalks and curbs?

Again, City of Houston right-of-way extends well into the side yards and properties fronting South Post Oak Rd. 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.

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

For most of the residences that side onto South Post Oak Rd. and businesses that front on the major thoroughfare in this area, the City of Houston right-of-way extends about 16 feet into property from the curb. As a result, 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 property to City of Houston standards. Both the City of Houston and the contractor are taking precaution to protect existing trees and resident property as best as they can. Additional right-of-way and utility markers are in some yards, and removal of these cause added delays and expense for the contractor. Please do not remove these markers or any protective precautions that have been placed within the City ROW.

Are they going to dig up my property that backs, side or front South Post Oak Rd.?

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 your water meter from the "old" line and reconnect to the "new", having bored under the street to access the new line, if necessary. New Waterlines will only be installed from Maywood to West Ridgescreek.

At some point, will I lose my water?

For a part of the project, the answer is "Yes". But the City of Houston's goal is to notify affected residents and businesses 24-48 hours in advance of a cut off. Typically, water is out up to 4 hours. When transferring water service to the new water lines, the process takes 2-3 hours.

At some point, will residents have issues parking in their driveway or garage (those that side onto South Post Oak Rd.)?

No. There are not any residential driveways on this section of the roadway.

At some point, will businesses have issues getting in and out of their parking lots?

Yes! As mentioned, street panels are being replaced in the outside lanes which are connected to driveways. Not every street panel is being replaced. However, it may affect the ability to enter driveways. The contractor and the inspector will work with local business to maintain some type of access during this reconstruction. However, there may be periods where a driveway is partially inaccessible. Typically, you will be restricted from your driveway for 7-10 days or less.

What about the new sidewalks?

No new sidewalks are being built on this project. The contractor will only restore sidewalks which are impacted by the construction.

Will this reconstruction project negatively affect the residential homes that back-up to South Post Oak Rd.?

No, other than noise during the day.

Will this reconstruction project consider erecting a 6-foot sound barrier or fencing for those residential homes that directly back-up to South Post Oak Rd.?

No. All construction will be conducted during the day, 7 am to 7 pm, Monday thru Saturday.

Will this reconstruction project impact the existing residential sound wall from Ridgemont Place to FM 2234?

No.

What about the driveways that feed onto South Post Oak Rd?

The contractor will be attempting to protect all existing driveways along the project limits.

What about any school buses that typically drive along South Post Oak Rd.?

The City will work with the schools and bus routes. However, there is not a need to reroute any buses. The Inspector and the Contractor will be meeting at the school to discuss impacts of construction with school administrators.

What affect will this reconstruction project have on the drop-off and pick-up pattern of Christa McAuliffe Middle School?

The contractor and the inspector will be meeting with school administrators and coordinating with them as the construction moves closer to the school and discussing drop-off and pick-up patterns. However, no impact is anticipated.

Will DCE Construction Company consider individual requests from property owners that front or side South Post Oak Rd. 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 South Post Oak Rd. be at a different elevation than it is today?

Only on the replaced panels because those panels will be brought back up to the original elevations.

Will the floodplain change post reconstruction?

No, it is not affected.

How can residents 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?

Claude Foster 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.