FREQUENTLY ASKED QUESTIONS (FAQ)
NSR 446A STREET RECONSTRUCTION PROJECT
WOODSIDE (NORTHSIDE)
August 7, 2012

Beginning 8/20/12, for the next 400 days, street construction will be in your immediate area (see street list below). We want you to do all you can to be prepared for the disruption.

- **Latma Dr from Stella Link to Westridge**
- **Silver Spring Ln from Latma to Murworth**
- **Latma Court from Latma to Cul-de-sac**
- **Kapri Ln from Latma to Murworth**
- **Marlive Ln from Latma to Murworth**
- **Durhill St from Latma to Timberside**
- **Elmridge St from Latma to Timberside**
- **Cloverdale St from Latma to Timberside**
- **Murworth Dr from Silver Spring to Link Meadow**
- **Link Meadow Ln from Durhill to Linkwood**
- **Timberside from Westridge to Murworth**

Neighborhood street reconstruction necessities:

Character traits	Materials	Work
Patience	Mud boots	Light up your house numbers
Good Humor	Dust mask	Buy manual sprinklers
Safety consciousness	Extra house air filters	Move key landscaping plants
Neighborly support	Flashlights	Save money to reconstruct customize driveways/ walkways
	Solar walkway lights	Shift play areas to backyards only

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

The entire project is scheduled: Start 8/20/2012 and End: 9/29/2013. This timeframe does not include the streetlight installation. Streetlight installation will follow completion of the street reconstruction. Woodside Civic Club should final cost figures before project ends.

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

Included in the scope of this project are: streets, sidewalks, curbs, street lighting, water lines and sanitary sewers.

Who is providing this project?

Petitioned for by residents; Funded by the City of Houston.

Contractor
JFT Construction, Inc.
P.O. Box 820829
Houston, Texas 77282

- **Jose Ortiz, Superintendent – 281-748-9399 (Primary construction contact for residents)**
- Oscar Loaisiga, Foreman – 281-235-5226
- Joseph Tahtouh, Owner - Off: 281-920-0150 or Cell: 832-435-3323

Project Management Team:

- W. Fred Kappel, P.E., Senior Project Manager – 281-759-6400, Ext. 115, fkappel@ratnala-bahl.com
- Kalvin Williams, Resident Inspector – 713-737-5381, kjilla@sbcglobal.net

District K Representative:

- Barbara Hite – 832-393-3016, 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 her 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 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-00378-0002-4 – Neighborhood Street Reconstruction No. 446A)
  - This is a City of Houston CIP project
  - Refer the complaint into the "Engineering & Construction Division".
- *Houston Police Department:* Contact 713-314-3900 – Southwest Command (Beechnut) Substation:
  - Ask for an alert slip if taking a vacation or away from home for a long period of time
  - Report suspicious activity (non-emergency related)

Do you have special needs?

If you have special needs, please visit the District K website at www.districtK@houstontx.gov, access the *NSR 446A CIP Project* link and download a *Special Needs Form* or contact us at 832-393-3016 to have a form e-mailed.

Where can residents look up Street Reconstruction design plans?

DistrictK@houstontx.gov – click *NSR 446A CIP Project* link

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

Please put your receptacles on the non affected side of the street

What should residents 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 in some yards around trees, etc.?

For most of the residences in this area, the City of Houston right-of-way extends about 16 feet into yards 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 yards 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 markers are in some yards, and removal of these causes added delays and expense. Please do not remove these markers or any protective precautions that have been provided in your yard.

Are they going to dig up my yard, or just my 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. 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.

At some point, will I lose my water?

Yes, but the construction company’s goal is to notify residents 24-48 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.

At some point, will I have issues parking in my driveway or garage?

Yes! 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. Typically, you will be restricted from your driveway for 7-10 days or less.

What about the new sidewalks?

All streets will receive new sidewalks on both sides of the street where construction is also occurring. Any streets or blocks that currently do not have sidewalks will receive new sidewalks in the affected area. Most sidewalks will be 5-feet wide. There may be locations where sidewalks are not along the curb due to existing trees or obstructions in the area. Please consult the plans for specific sidewalk locations.

What about our trees?

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 in accordance with the tree protection plan provided in the plans. A tree arborist has already reviewed the affected streets and 4-5 trees are not expected to make it through construction and will be removed. Affected residents will be informed in advance. The City Arborist will make recommendations where new trees will be planted to compensate for any removed trees.

What about landscaping near streets, sidewalks and curbs?

Again, right-of-way does extend well into our yards. 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!! Grass will be restored in yards upon completion of all construction.

What about my driveway?

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.

What if I have 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 your driveway to City of Houston codes and standards, sloping is typically 12%.

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. One example is a decorative or pebbled walkway or driveway; the contractor will be unable to replace with like product.

What about any school buses that typically drive on the affected streets?

The city will work with the schools and bus routes.

Will JFT Construction consider individual requests from residents to re-do entire driveways?

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

Will my street be at a different elevation than it is today?

Over the past 50-60 years, the topography of our 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. Our new streets are designed to carry more water to the storm sewers and away from our homes. You may experience more water in the streets, but it should drain off quickly depending upon the level of water in Braes Bayou.

Will the flood plan change post construction?

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

Got any suggestion on how to bring larger items or groceries to my home when I have to park far away?

Borrow or purchase a wagon or use a wheelbarrow to bring in your groceries. Stock pile the bulky items while you still have a driveway.

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 JFT 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 Woodside Civic Club representative(s) is invited to attend and provide periodical updates either on the civic club's website and/or via email.