



Garden Oaks and Shepherd Park (Central) Drainage & Paving



WBS No.: **M-000285-0001-4**
 Owner: **City of Houston**
 Contract No.: **4600013920**
 Ordinance No.: **2016-0514**
 General Contractor: **JFT Construction, Inc.**

File No.: **M-000285-0001-4 (13.0)**
 Council District: **C**
 Key Map: **452G, 452L, 452Q**

Award Date: **06/22/16**
 Notice to Proceed: **10/10/16**
 Original Completion Date: **7/07/2018**
 Adjusted Completion Date: **10/06/2018**

Original Contract Time: **635 Calendar Days**
 Approved Extension: **91 Calendar Days**
 Total Contract Time: **726 Calendar Days**
 Days Used to Date: **416 Calendar Days**
 Days Remaining: **310 Calendar Days**
 Percent Complete by Time: **57.30%**

PROJECT RESPONSES & UPDATE

Updated Schedule & Current Status

“The project appears to be severely behind schedule. From what I can tell, we are currently completing work that was originally scheduled for May 2017. Therefore, it looks like we are seven months behind.”

- Project is not severely behind schedule. The project schedule is dependent upon weather conditions and contractor’s production rate. Work began October 2016 and was scheduled to be completed by July of 2018. Contract duration originally was 635 calendar days - 21 months.
- With rain delays and additional work that was added to complete the project by the City the current revised completion date is set for October of 2018.
- Contractor anticipates completing the work by October 2018. To this end, Contractor has mobilized an additional crew that started in mid-January to meet the project schedule.

Current status:

We are going to break this into three separate parts, storm sewer, water/wastewater, & paving:

- Storm Sewer—the main trunk line is complete up to Azalea and all of the storm sewer is in south of W. 43rd Street.
- Water/Wastewater—All of the waterlines are in south of W. 43rd and the contractor will complete the last 100-feet of wastewater installation after they return from the holiday break. Installation north of W. 43rd will follow the storm sewer installation.
- Paving—All of the concrete paving is complete south of W. 43rd street and the majority of Alba has been paved with the initial course of Asphalt with the exception of the intersections of W. 41st , Lamonte and the northbound lane (east side) of Alba from Lamonte to W. 43rd. The contractor would like to pave the final course of asphalt at one time after the Garden Oaks section is completed. (anticipated completion is Mid– April 2017).

Road Resurfacing

“Once the project has been completed, what is going to be done to resurface the affected roads - in particular, Alba, 41st, 42nd, etc. What material will be used. Many people are concerned about the use of blacktop and would prefer concrete, which is the original material. One GOCC member was informed that no resurfacing is going to occur and that the construction team would simply “patch the holes”. Obviously, that will be a terrible solution, so I would like to put that rumor to bed.”

- Alba (up to Garden Oaks), Wakefield, Fisher, Chamboard, and Brinkman will be reconstructed and will have concrete curb & gutter with sidewalks.
- Alba - North of Fisher to Shepherd Park will have an asphalt surface with the exception of the W. 43rd street intersection which will be concrete.
- The side streets within Garden Oaks (W. 41st, W. 42nd, Lamonte, Azelea, & Sue Barnett) will only have a short transition to Alba reconstructed. No paving improvements have been designated on the side streets except for the storm sewer crossings that will be repaved.

Street Width and Sidewalks

“I know this has been discussed ad nauseum, but if we could get an overview of the impact to street widths and any sidewalks that are planned, it would be much appreciated.”

- Alba is 32-feet wide and transitions to 23-feet wide as it enters Garden Oaks. As it enters Shepherd Park it widens to 27-feet and it remains 27-feet wide for the remainder of the project.
- No sidewalks are proposed within the limits of Garden Oaks. Sidewalks placement was based on information received from the community via survey conducted by the HOA along with current ADA requirements.

Azalea St Drainage Issue

“A scope change was approved to lower an inlet drain on Azalea and regrade all the drainage ditches to fix standing water issues on the street. When is this going to be completed?”

- Drainage work on Azalea will not begin until the contractor has installed the main trunk on Alba north of Azalea. The contractor anticipates starting work on Azalea late February 2018. This work will include the installation of storm sewer pipe, inlets and re-grading the existing swales up to 826 Azalea.

Impact to Parks

“The crew is currently working near Triangle Park. What is the impact to the park going to be once the project is finished?”

- Geometrically the park will not change however there are some trees along Alba that are scheduled to be removed and replaced. See the diagram and chart below:



261	40+87	East side of ALBA	Crape Myrtle	15.0	Fair	Remove	A	No Replacement
262	40+93	East side of ALBA	Crape Myrtle	15.0	Fair	Remove	A	No Replacement
263	41+02	East side of ALBA	Crape Myrtle	15.0	Fair	Remove	A	No Replacement
264	41+08	East side of ALBA	Oak	15.0	Fair	Remove	A	Replace Inch For Inch
265	41+09	East side of ALBA	Crape Myrtle	15.0	Fair	Remove	A	No Replacement
266	41+16	East side of ALBA	Crape Myrtle	15.0	Fair	Remove	A	No Replacement
267	41+21	East side of ALBA	Crape Myrtle	15.0	Fair	Remove	A	No Replacement
268	41+54	East side of ALBA	Pine	20.0	Fair	Preserve	B, C, D, L	Preservation Treatment
269	41+55	East side of ALBA	Pine	20.0	Fair	Preserve	B, C, D, L	Preservation Treatment
270	41+64	East side of ALBA	Oak	18.0	Fair	Remove	A	Replace Inch For Inch