

Brighton Place Reconstruction

City of Spring Valley Village



PROJECT SUMMARY

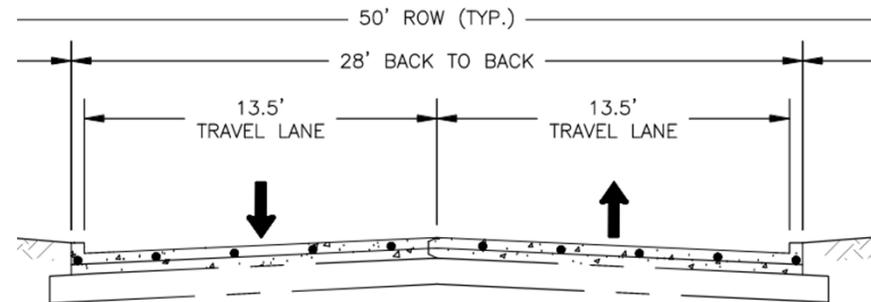
CITY OF SPRING VALLEY VILLAGE to replace roadway in the Brighton Place Subdivision, including

- 12-inch roll over curbs
- New water mains
- Replace some sanitary sewer lines
- New storm sewer lines
- Improved roadway grading & drainage

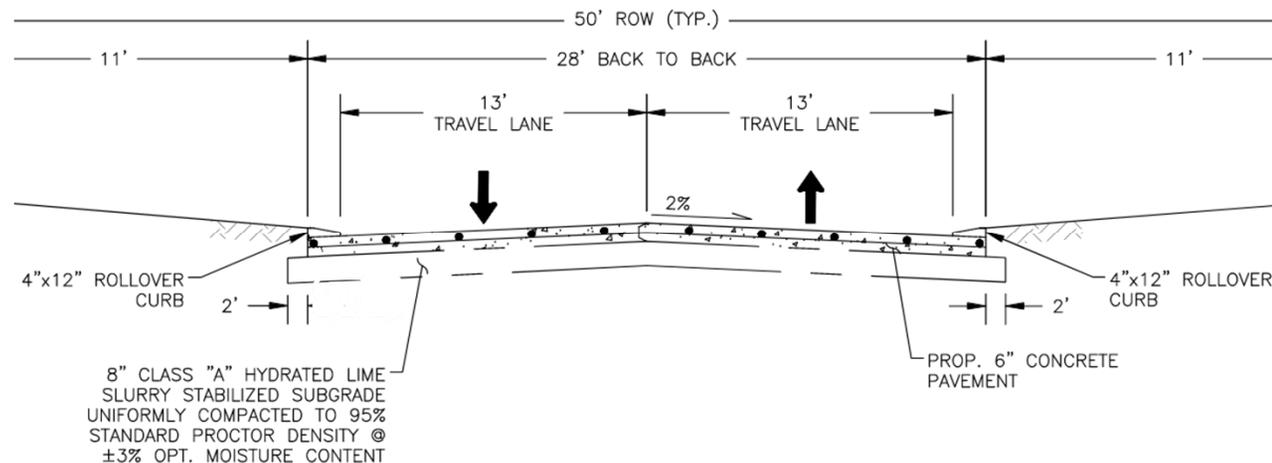


PROJECT TIMELINE

- Bids Received on Friday, February 2, 2024
- Project Awarded to Conrad Construction Company, Inc. on Tuesday, February 27, 2024
- Tentative start Spring of 2024
- Construction Schedule is 365 days
- Construction approximately 2 months per phase



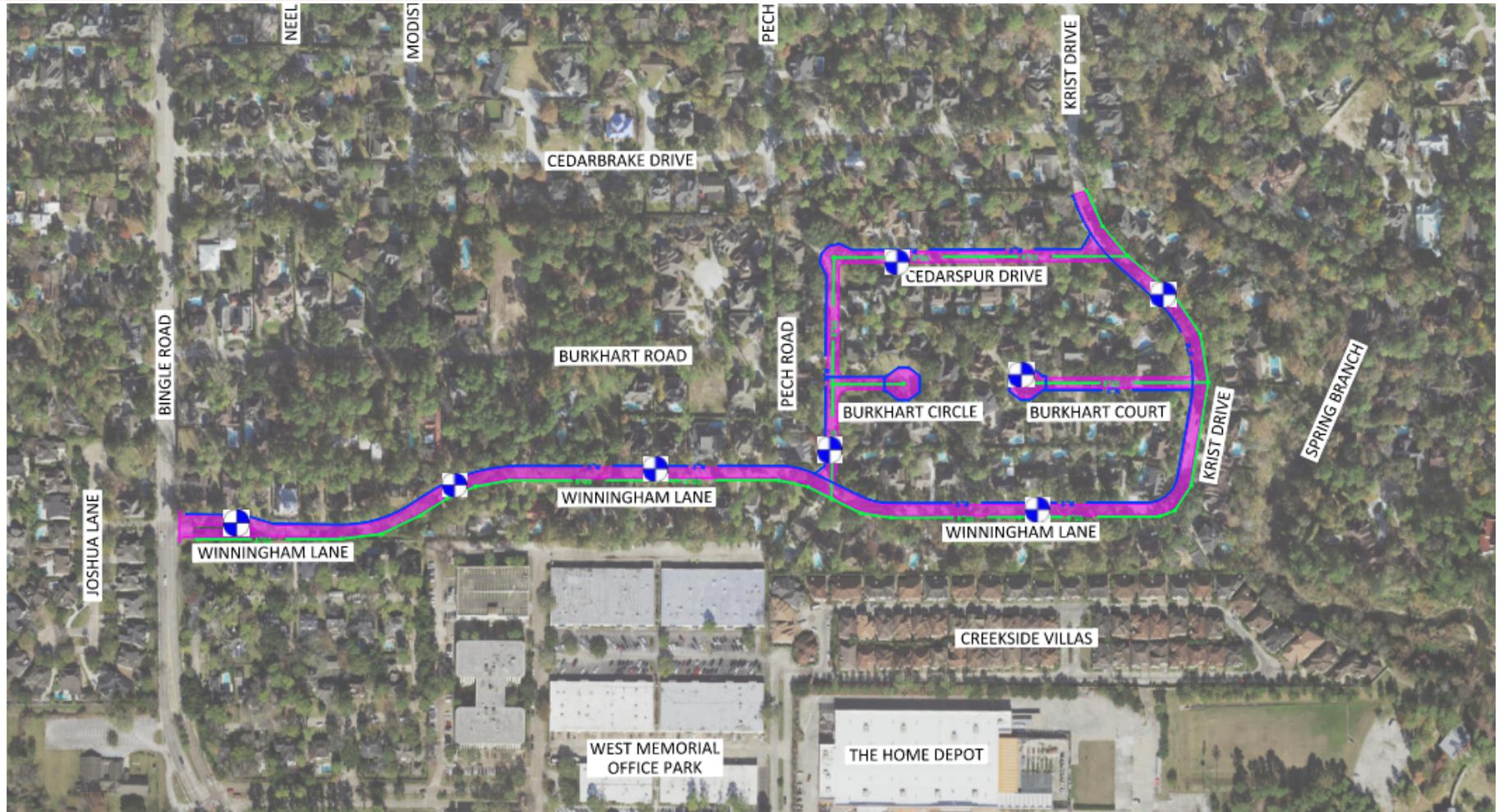
EXISTING TYPICAL CROSS-SECTION
CONCRETE PAVEMENT



PROPOSED TYPICAL CROSS-SECTION
CONCRETE PAVEMENT



PROJECT LOCATION MAP



CONSTRUCTION PHASING

Brighton Place Construction Phasing

Construction will be divided into 7 phases. Each phase will close one side of the road at a time and will have one-way traffic. The work includes storm sewer, concrete roadway, monument curbs, grading between road and right-of-way.

Legend

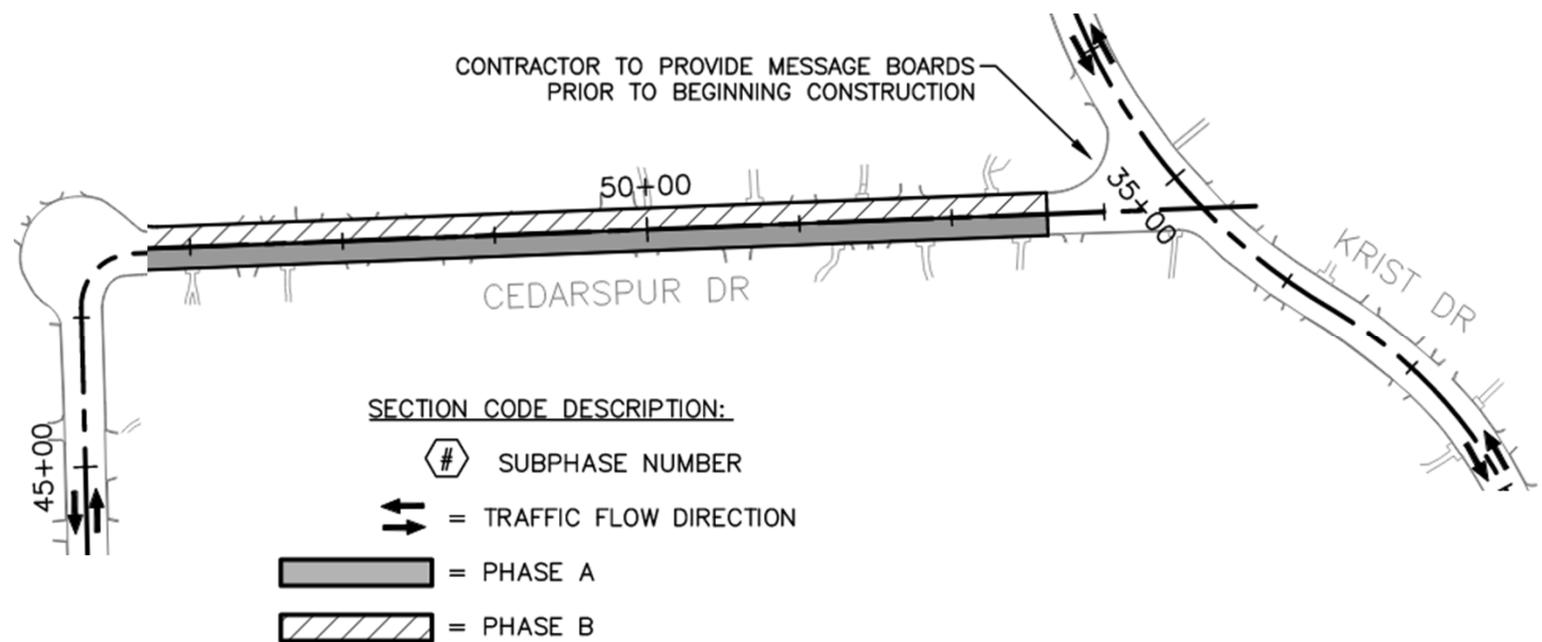
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7



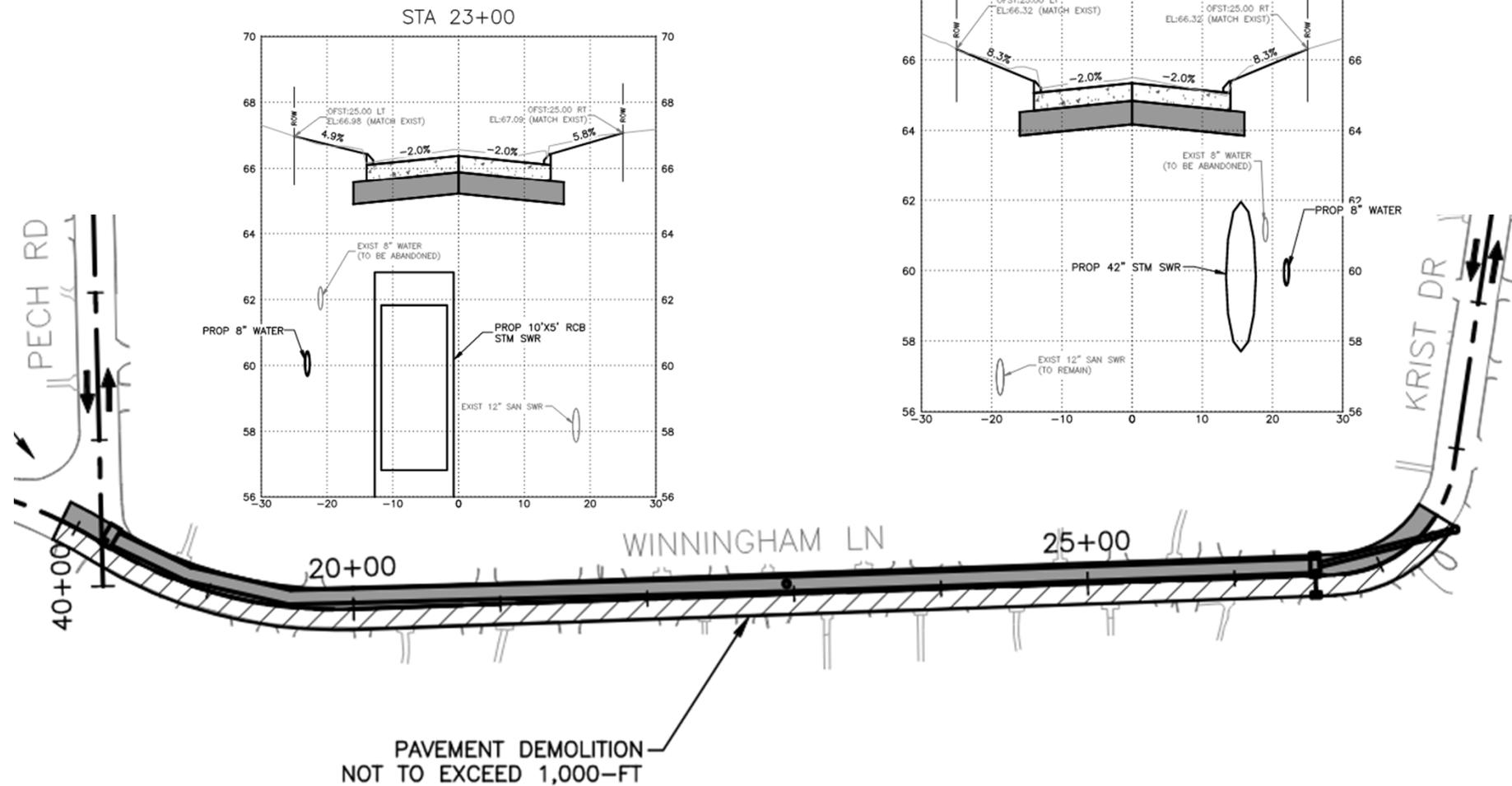
CONSTRUCTION PHASING

One Way Road

- For each phase the roadway will be limited to one way traffic.
- Residents are encouraged to avoid this section of road while under construction.



CONSTRUCTION PHASING



FREQUENTLY ASKED QUESTIONS & ANSWERS

GENERAL PROJECT INFORMATION

- **What is the purpose of this project?**
 - Replace aging public infrastructure
- **What is going to be replaced/installed?**
 - Roadway and waterline replacement
 - New 12-inch roll over curb, storm sewer, and gravity sanitary sewer installation
- **How long will the project take to complete?**
 - Approximately 12 to 18 months. Work is scheduled to begin in 2024 & anticipated to be complete in 2025.
- **What are the construction work days?**
 - The Contractor will work Monday – Friday (7:00 am to 5:30 pm)



FREQUENTLY ASKED QUESTIONS & ANSWERS

CONSTRUCTION

- **Will updates be provided to residents?**
 - Contractor will provide updates before each phase of construction.
 - Digital boards located in the neighborhood will provide construction phasing updates.
- **Will I have issues accessing my driveway during construction?**
 - All driveways will be replaced to the right-of-way.
 - The contractor will provide notice of no less than 72 hours when working on a driveway.
 - Driveway access may be limited when the phase of construction is located adjacent to your property.
- **Will this project cause traffic/mobility issues?**
 - The project will typically require a one lane closure. The other lane will provide for traffic flow and will be one-way only.
 - Residents are encouraged to drive cautiously and to pay attention to traffic control signage and construction workers.



FREQUENTLY ASKED QUESTIONS & ANSWERS

CONSTRUCTION CONT.

■ Will my utilities be affected?

- Yes, you may lose water and wastewater service for a short period of time while the contractor is making the reconnections. The contractor will provide no less than 72-hour notice in advance.

■ Sprinkler Systems located in the right-of-way?

- Contractor will remove sprinkler systems that are in conflict with construction and are located inside the road right-of-way. Sprinklers will be capped at the road right-of-way.

■ Mailboxes?

- Residents are responsible for relocating their mailbox to the road right-of-way during construction. The Contractor will relocate any mailbox in conflict to the road right-of-way. Temporary mailbox will be installed during construction.
- Residents are responsible for replacing their mailbox at the end of construction.



FREQUENTLY ASKED QUESTIONS & ANSWERS

RESTORATION

- **How can we know that all restoration will occur?**
 - Restoration of work areas, sprinkler systems, etc. will occur once construction for that area is complete. The City will not approve final payment to the contractor until they complete their own assessment to ensure restoration is sufficient.
- **What if my property has a special/decorative driveway?**
 - Driveways will be replaced with 6-inch concrete to the right-of-way.
 - Residents that would like a custom driveway installation are responsible for replacing their driveway. The City will refund the resident based on the cost of a concrete driveway.
- **What about landscaping near streets and walkways?**
 - St. Augustine block sod will be installed between the road and right-of-way. Residents are responsible for relocating or replacing landscaping inside the right-of-way.
 - Residents that would like a custom sod are responsible for replacing their sod. The City will refund the resident based on the cost of St. Augustine block sod.
 - Trees in conflict with the proposed construction may be removed during construction.



PROJECT CONTACTS

- **City of Spring Valley Village**
Kristina Watson
KWatson@springvalleytx.com
(713) 465-8308
- **CobbFendley**
Jennifer Steen, P.E.
Jennifer.Steen@cobbhendley.com
(713) 485-8108
- **Conrad Construction**
Brian Conrad
BrianWConrad@hotmail.com
(713) 937-3081



Questions?

