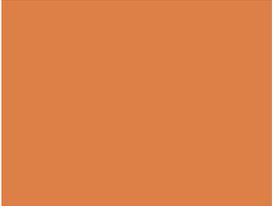


TIMBERBROOK NEIGHBORHOOD MEETING

June 14, 2018



Project History

Background

Timberbrook Neighborhood Rehabilitation Project:

- Approved in the 2015 Bond Program
- Due to generally poor pavement conditions and substandard drainage system
- Highest Water Main Break Rate in the City
- Original project limits bounded by Timberbrook Dr. to the west, Bellaire Blvd. to the north, Fox Creek Greenbelt to the east, and southern most street Meadow Lark Dr.

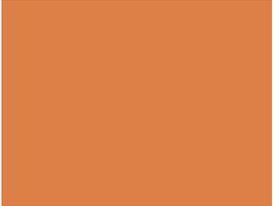
Project Limits

- Revised project limits by eliminating Meadow Lark Dr, Hemlock Ct, Fern Ct, and a portion of Live Oak Ct



Background Continued

- Due to rise of construction cost (approximately at a rate of 1% per month for the past several years), the scope has been reduced by eliminating Meadow Lark Dr, Hemlock Ct, Fern Ct, and a portion of Live Oak Ct
- Total construction budget – just over \$15 million
- Currently at 60% Design

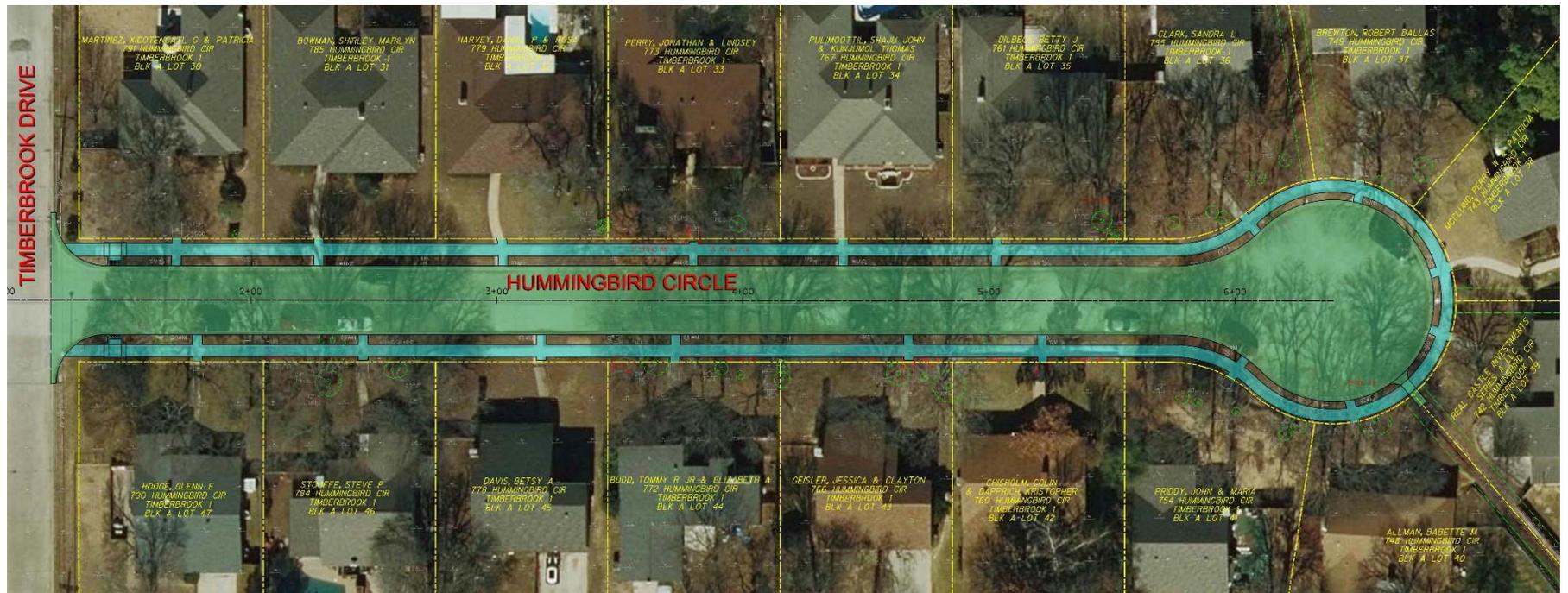


Project Details

Project Overview

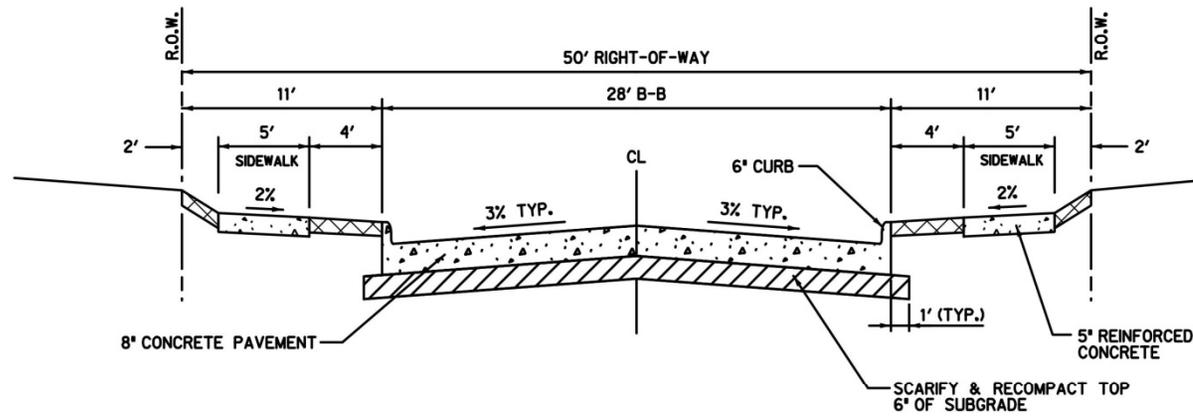
- New Concrete Streets (same width as existing)
- New Sidewalks width may vary due to trees and/or obstructions
- New Barrier Free Ramps
- New 8 in. Water Lines
- New 8 in. Sanitary Sewer Lines
- Increase Storm Drainage Capacity
- Relocate utilities and drainage from between houses where possible

Aerial View (Hummingbird Circle)



Aerial View (Sweet Gum Drive)



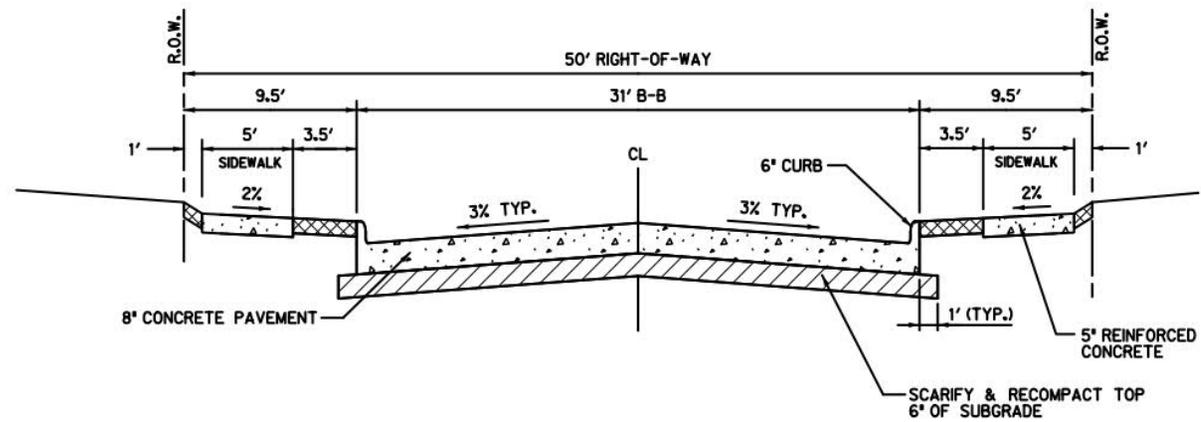


- | | |
|--------------------|-------------------|
| DOVE CIRCLE | REDWING DRIVE |
| HUMMINGBIRD CIRCLE | MAGNOLIA DRIVE |
| SWEET GUM DRIVE | MOCKINGBIRD DRIVE |
| QUAIL CIRCLE | HOLLY OAK DRIVE |
| THRUSH COURT | WALNUT DRIVE |

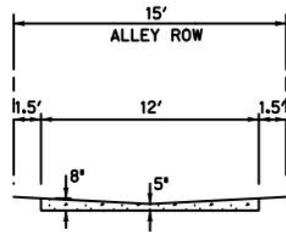
28' B-B SECTION

NTS

Typical cross section



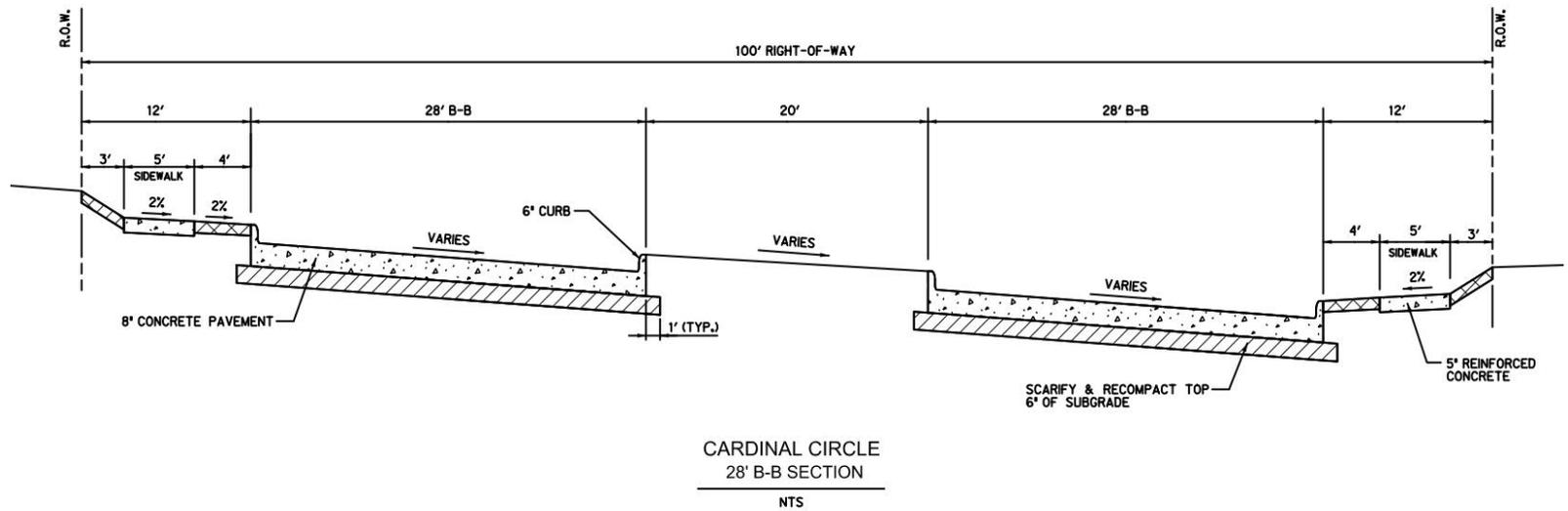
LIVE OAK DRIVE
31' B-B SECTION
NTS



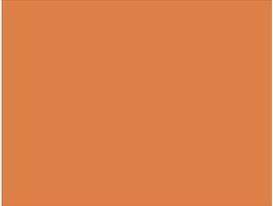
ALLEY
12' SECTION
NTS

Typical cross section

LIVE OAK DRIVE AND ALLEY



Typical cross section

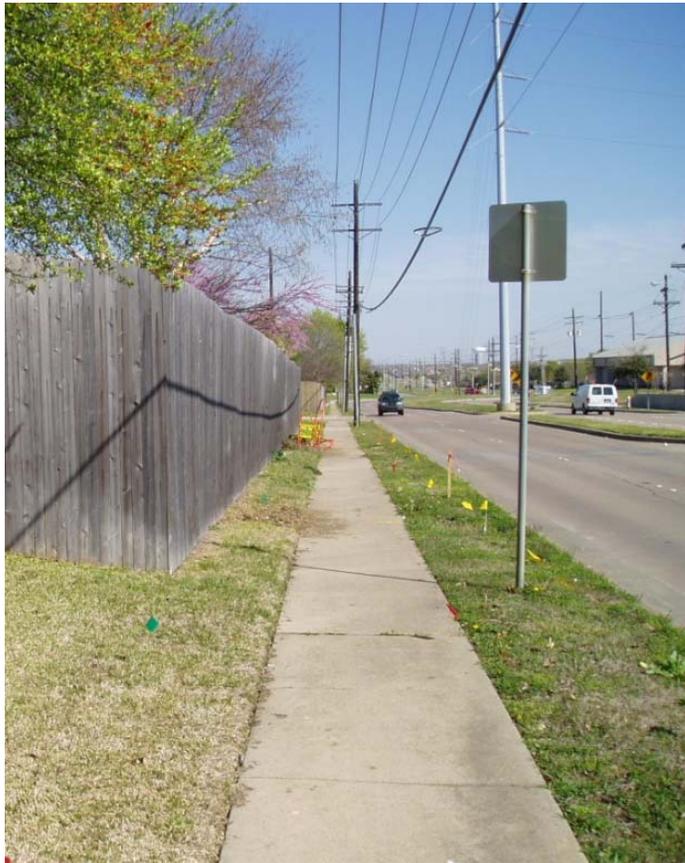


Construction

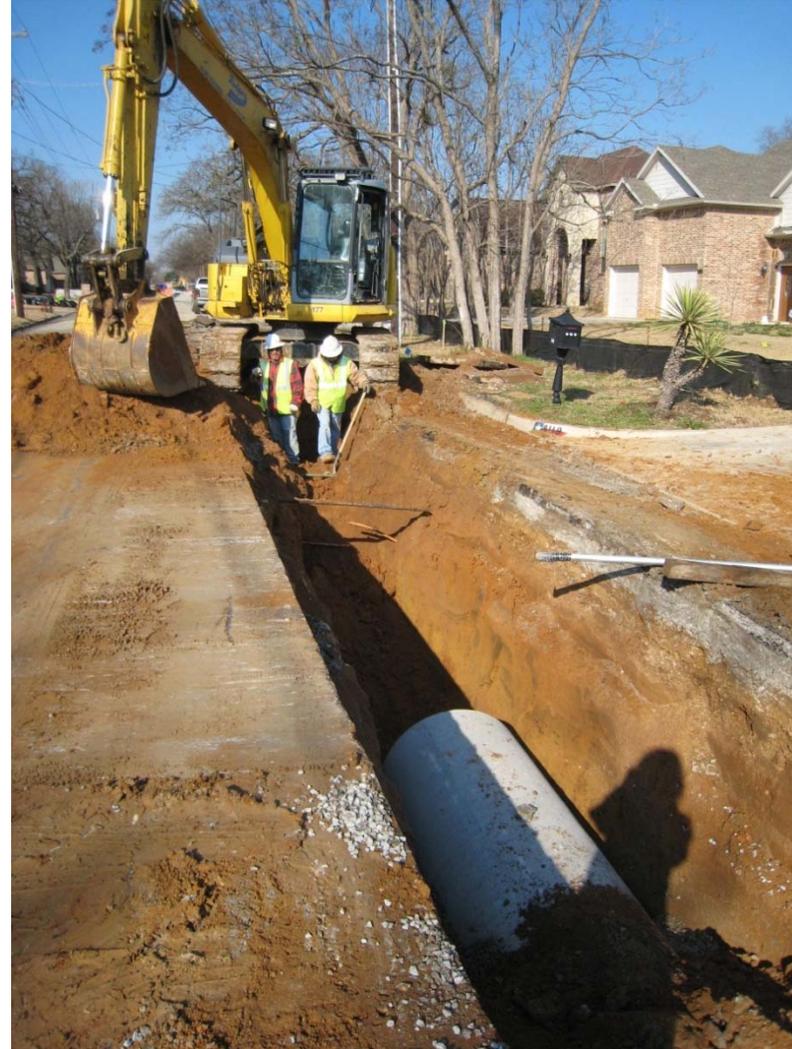
Construction Phases

- ROW Preparation
- Utilities: Sewer, Water and Storm Drain Improvements
- Street Paving: Excavation/Roadway Removal
- Flatwork: Driveways, Retaining Walls & Sidewalks
- Parkway Restoration
- Property Access (during construction)
- Timeline

ROW Preparation



Utilities – Storm Drainage Work



Street Paving



Flatwork



Parkway Restoration

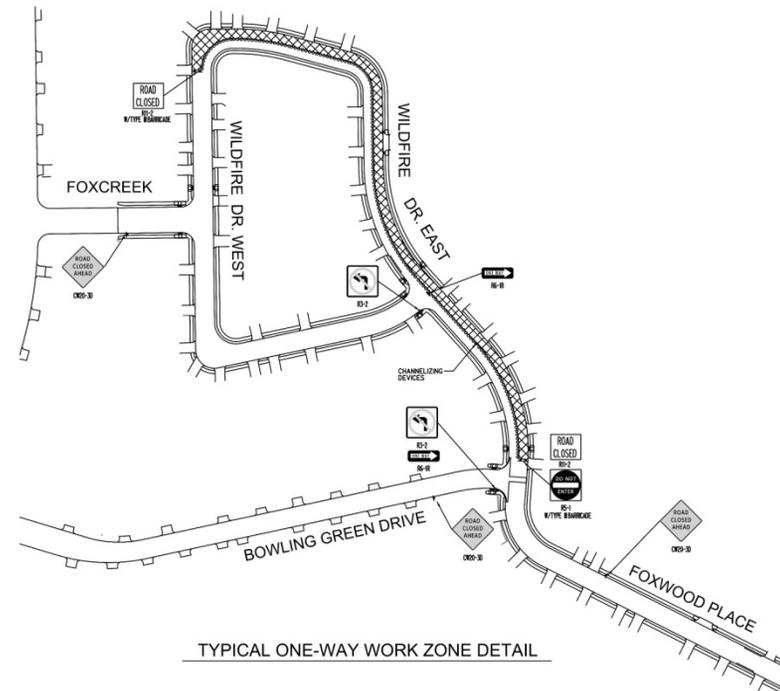
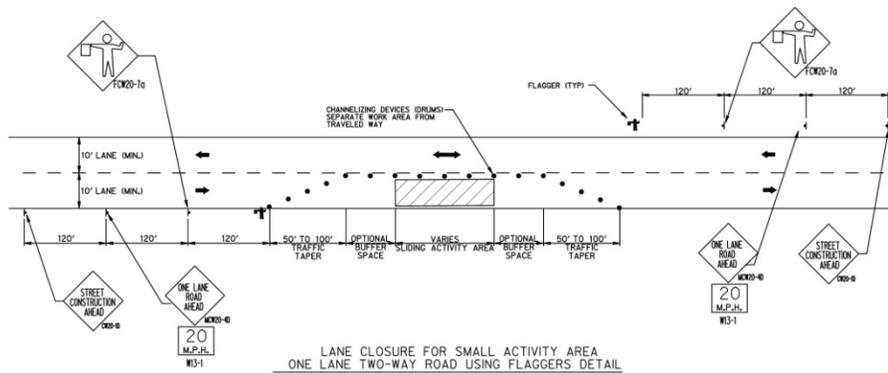
- Sprinkler System Repair
- Final Grading
- Mailbox Resetting
- Retaining Walls
- Sod (grass type to match existing)



Property Access

Utility Construction is first
Location varies by utility

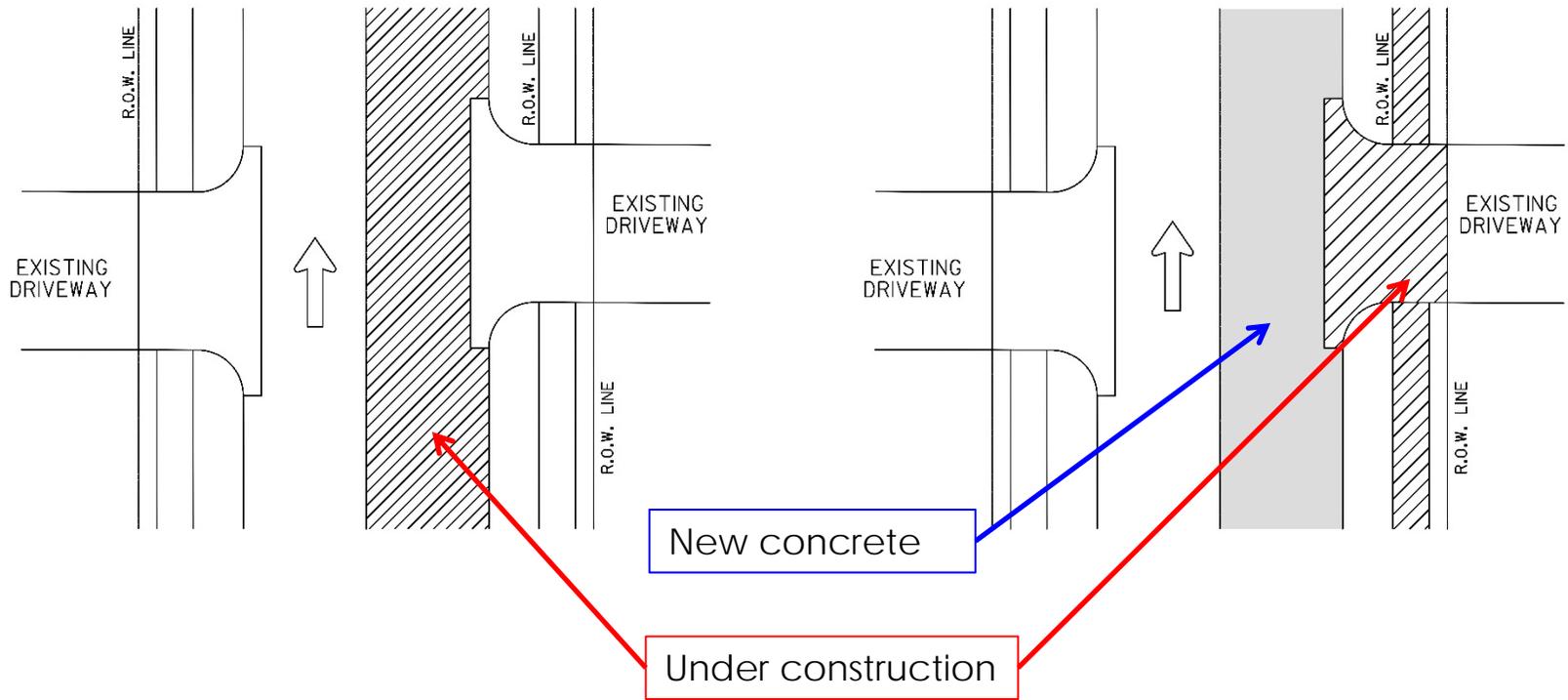
Half of the street at a time
One or two streets at a time



Property Access

Reduce to one way traffic
No on-street parking
No access to driveways (rt. side)

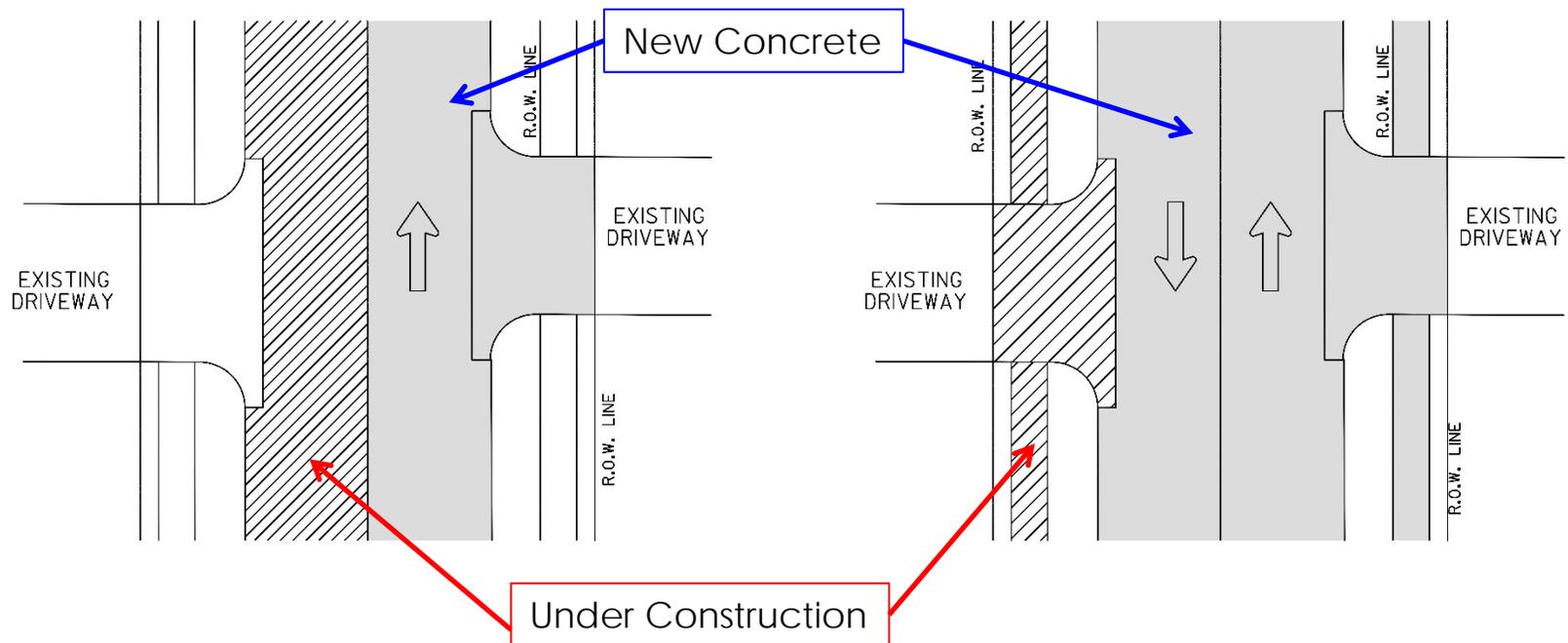
One way traffic continues
Night time parking
No access to driveways (rt. side)



Property Access

One way traffic continues
No on-street parking
No access to driveways (left side)

Two way traffic resumes
Parking at night only
No access to driveways (left side)



Project Complete



Timeline

STEP	DATE
Began Design	Summer 2016
We Are Here 	Summer 2018
Complete Design	Winter 2018
Council Award	Early Spring 2019
Begin Construction	Early Summer 2019
Complete Construction	Summer 2021

QUESTIONS?

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