



# KENWOOD HEIGHTS

## *Improvements*

*Rowlett*  
TEXAS

## **Phase 2 Neighborhood Meeting**

*September 3, 2009*

**HDR**

# Introductions

- City representatives
  - *Tom Harris, Assistant City Engineer*
  - *Mitchell Talley, City Inspector*
- Consultant representatives
  - *Shawn Poe, E3 Engineering*
  - *Jeff Frison, Project Engineer for HDR*
- Phase 2 Contractor representatives
  - *Brock Huggins, Project Manager, Conatser Construction*
  - *Dale Gatewood, Project Superintendent, Conatser Construction*

# Purpose of Meeting

- COMMUNICATION!!
- Kenwood Heights Improvements
  - *Existing Conditions*
  - *Proposed Improvements*
  - *Street Sections*
  - *Construction Issues*
  - *Schedule*
  - *Contacts*
  - *General Questions*

# Existing Conditions

- Narrow streets
- Failing pavement and sidewalks
- Poor storm drainage
- Aging water and sewer lines
- Crowded/damaged trees

# Narrow Streets



Redwood Street



Maple Lane



Holly Lane

# Failing Pavement/Sidewalks



Maple Court



Kenwood Street



Cedar Drive Sidewalk

# Poor Drainage



Redwood Lane



Magnolia Lane



Cedar Lane

# Aging Water/Sanitary Sewer

- Sanitary Sewer Line
  - *Over 30 years old*
  - *Vitrified Clay pipe material*
  - *Continual Maintenance Issue*
- Waterline
  - *Over 30 years old*
  - *Ductile Iron pipe material*
  - *Frequent ruptures*
  - *Hydrant spacing not to standard*

# Crowded/Damaged Trees



Maple Lane



Kenwood Drive

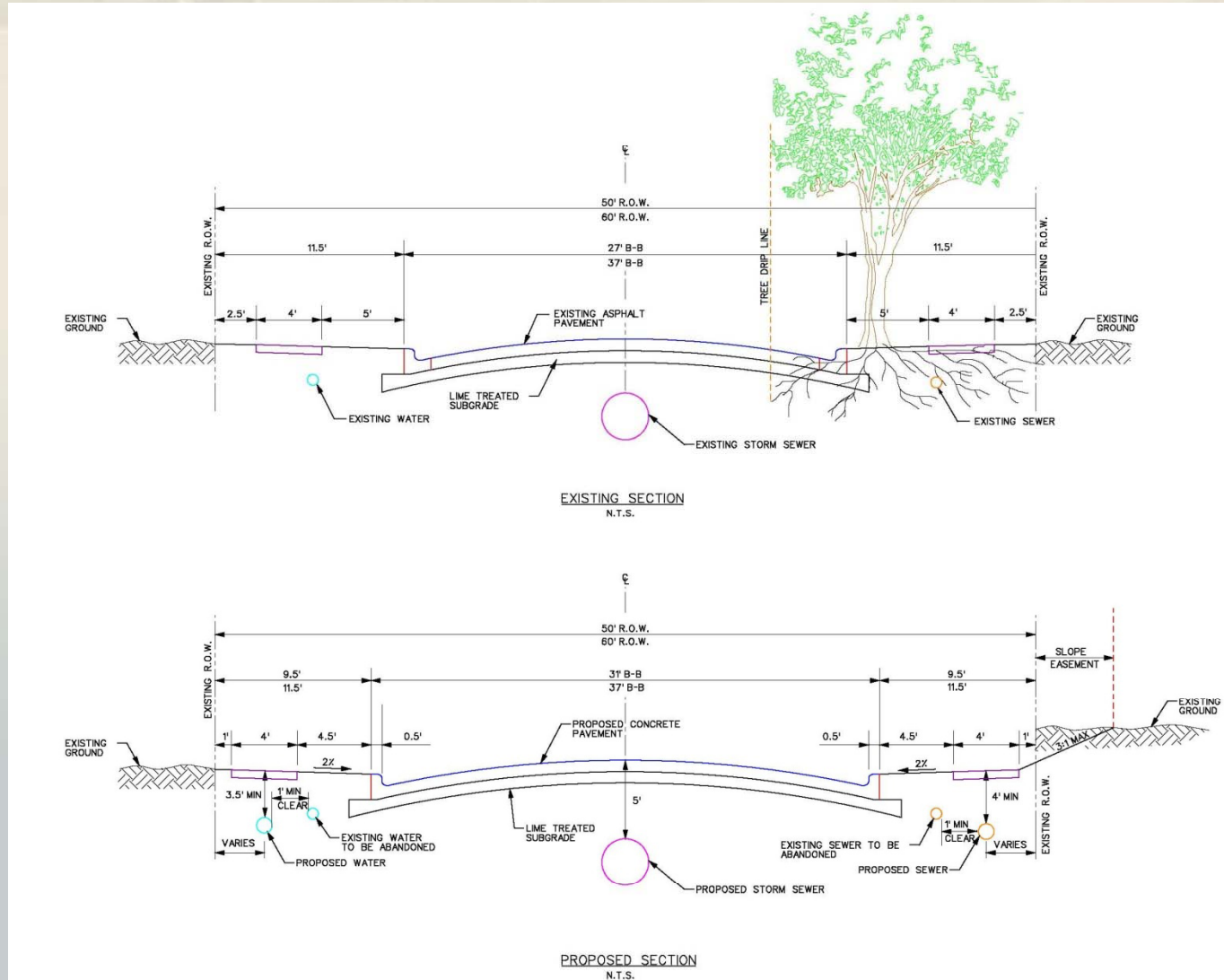


Magnolia Lane

# Proposed Improvements

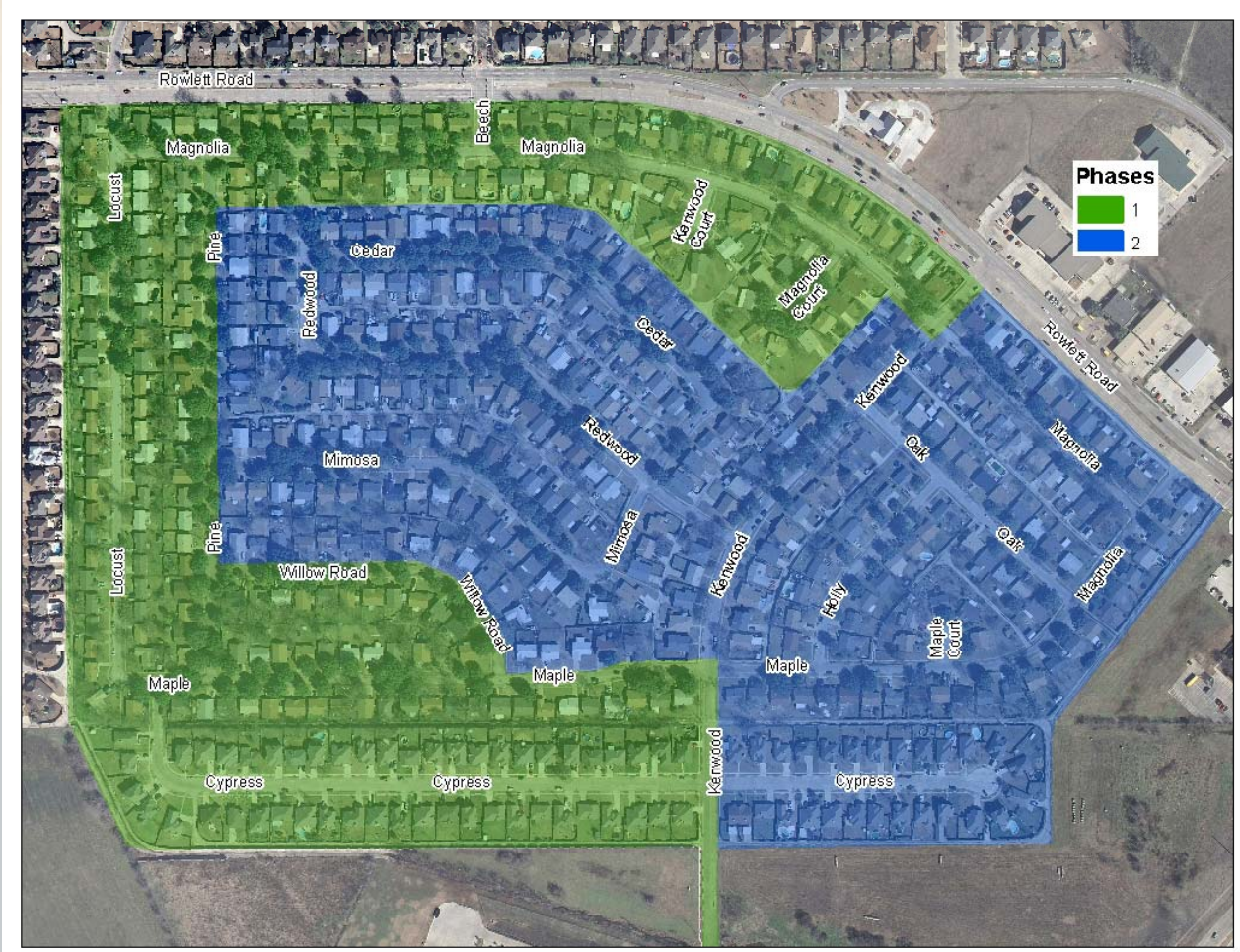
- Bring subdivision up to current design and construction standards
- Concrete pavement
- Expanded storm drainage system
- New water and sanitary sewer lines
- Slightly wider streets and accessible walks
- Additional right-of-way and easements

# Typical Street Sections



# Phase Limits

<b>Streets involved in Phase 2</b>
Redwood St.
Cedar Drive
Kenwood Dr.
Mimosa
Holly
Oak
Maple Ln.
Maple Ct.
Magnolia
Cypress
Various Alleys
Monthly progress updates available on CIP website at <a href="http://www.rowlett.com">www.rowlett.com</a>



# Construction Issues

- Property access and traffic routing
- Driveway reconstruction
  - *Right of Entry*
- Mail delivery
- Trash pickup
- GISD bus routing
- Coordination with residents and proper authorities
  - *Utility disruptions*
  - *Lawn Watering*

# Schedule For Construction of Phase 2

- Notice To Proceed 9/9/09
- Project time is 480 days
  - *Project using new construction contract giving City more control over contractor*
  - *Incentives to finish early*
    - \$1000 per day for every day completed before final completion date up to a maximum of \$60,000
- Final completion is anticipated to be 12/02/2010
  - *Does not take into account early completion by contractor*

# Construction Sequence For Phase 2

- Tree removal and ROW preparation
  - *September – November 2009*
- Cypress and Oak Streets and Redwood Alley
  - *September – December 2009*
- Holly and Magnolia Streets and Cypress Alley
  - *October 2009 – January 2010*
- Maple and Kenwood Streets
  - *November 2009 – March 2010*
- Redwood and Cedar Streets
  - *January – June 2010*
- Cedar Alley
  - *April – June 2010*
- Mimosa Street
  - *April – July 2010*

# Contacts

- Daily: Mitchell Talley (214) 733-4039
- Engineering issues: Tom Harris (972) 412-6286
- Emergency
  - *City Dispatch (972) 412-6201*
  - *Contractor (469) 628-2681*
- Internet
  - CIP
    - <http://clients.freese.com/rowlettcip>
  - WOTS
    - <http://www2.ci.rowlett.tx.us/Rowlett/News/Citizen+Newsletter/>

# General Questions?

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HDR

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