

CONNECTIONS

Letter from the Project Director

Welcome to the first edition of the State Highway 99 Grand Parkway newsletter from Zachry-Odebrecht Parkway Builders. We hope you enjoy reading about the progress of this major project to improve mobility in Houston and the greater Southeast Texas region.

Our top priority for this two-year highway construction project is the safety of commuters and our employees. Our goal is to deliver this project safely, on time and within budget.

We're also committed to lessen impacts on the community to the degree possible and to communicate regularly with the public and our stakeholders. Anyone interested in the Project can get information and send us comments in a number of ways.

This newsletter is one example. In each issue you'll read about a Zachry-Odebrecht discipline and the important role those team members play in SH 99 Segments F-1, F-2 and G. This month we're spotlighting the Right-of-Way team, which is responsible for obtaining the approximate 450 parcels needed to complete construction.

You also can visit our website, www.grandparkway99.com. It's filled with project details, including design, traffic advisories, pictures, videos and more. Check it regularly for updates. You also can schedule a speaker and sign up for e-mail and mobile alerts to keep abreast of project news and updates.

Just as the parkway is connecting communities, these communications will keep us connected with you.

Scott Cromack
Project Director
Zachry-Odebrecht Parkway Builders



Harris County Judge Ed Emmett addresses approximately 300 guests during the groundbreaking event hosted by Zachry-Odebrecht Parkway Builders and the Texas Department of Transportation (TxDOT). Program participants included, from left, Ned Holmes, former member, Texas Transportation Commission; Ted Houghton, current chair, Texas Transportation Commission; Phil Wilson, executive director, TxDOT; Jeff Moseley, Texas Transportation Commission; and Montgomery County Judge Alan B. Sadler.

Connecting communities with SH 99 Grand Parkway

Since breaking ground in July, construction is progressing for Segments F-1, F-2 and G of the Grand Parkway in Harris and Montgomery counties to meet the transportation needs of one of the fastest growing areas in the U.S.

To accomplish the task, the Texas Department of Transportation selected Zachry-Odebrecht Parkway Builders for one of the largest design-build projects of its type in the country. In addition to designing and building the highway, Zachry-Odebrecht also is managing right-of-way acquisition. Read about the Zachry-Odebrecht Right-of-Way team on pages 3 and 4.

State Highway 99 from US 290 to US 59/I-69 North will be completed in late 2015. The outer loop system will give motorists more direct travel options through and around the region. The enhanced mobility provides residents choices of

where to live and work. It also provides businesses the opportunity to expand customer and service areas. Read what state and county officials say about how this project will benefit the area in the groundbreaking story in this issue.

Fast Facts

- 38 miles
- Accommodates 5 interchanges
- 125 bridges
- 1,200 local direct jobs
- \$1.04 billion project
- Approximately 2,200 acres of right-of-way

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“We are proud of the partnerships that share our vision of addressing congestion and helping motorists move freely and safely on Texas highways.”

TxDOT Executive Director Phil Wilson

“Every day motorists sit in congestion is time and money lost, so construction on this billion-dollar project will be fast-paced with an aggressive schedule to complete the work – 843 days to be exact.”

Texas Transportation Commission Chair
Ted Houghton

“These 38 miles of Grand Parkway will dramatically change the way our residents will move to their jobs without having to go through the center of Houston. In 25 years, we will marvel at the power of this powerful, new, economic engine we start today.”

Texas Transportation Commissioner
Jeff Moseley

“For me, the Grand Parkway is really about to come full circle. As a legislator, I sponsored its creation and now, as county judge, I get to see it develop into the driving force that will keep our region growing and prospering.”

Harris County Judge Ed Emmett

“The Grand Parkway has been a dream for many years ... finally, today, we are breaking ground on this project, which exemplifies its reality.”

Montgomery County Judge
Alan Sadler

“We are working with area residents, businesses and school districts to ensure the project is delivered safely, on schedule and with the least amount of impact possible to routine traffic and daily activity.”

Zachry Construction Corporation President and
Chief Operating Officer Jean Abiassi



State and local elected officials join leaders from the Texas Department of Transportation and Zachry-Odebrecht Parkway Builders to “turn the dirt,” symbolizing the official start of construction for Grand Parkway Segments F-1, F-2 and G.

Officials, public celebrate long-awaited project with groundbreaking

To appreciate the tremendous cooperative effort it takes to make State Highway 99 Grand Parkway a reality, just look at the diverse list of speakers and attendees at the groundbreaking ceremony for Segments F-1, F-2 and G.

Hosted by the Texas Department of Transportation and Zachry-Odebrecht Parkway Builders, the July 23 groundbreaking drew a number of state and local leaders and transportation officials who spoke to a crowd of approximately 300 attendees.

The event was held at Springwoods Village overlooking the future Grand Parkway Holzwarth Bridge. In partnership with Coventry Development, the usually secured site was opened to guests for the groundbreaking ceremony.

As part of the celebration, North Houston Association hosted a luncheon that drew its largest crowd ever – approximately 500 people. The association identifies, advocates and supports projects and initiatives that advance business and improve the quality of life in North Harris and Montgomery counties.

Speakers at the events highlighted the project’s importance to Harris and Montgomery counties, one of the largest growth areas in the United States.



Leadership representing Zachry-Odebrecht Parkway Builders at the groundbreaking included, from left, Jean Abiassi, Zachry Construction Corporation; Gilberto Neves, Odebrecht USA; and David Zachry, Zachry Construction Corporation.

Watch the video

For video of the groundbreaking go to:
<http://www.youtube.com/watch?v=u6W-rodMHPA&feature=youtu.be>



ZOPB Right-of-Way team leadership, from left, Chris Mayfield, ZOPB; Sunshine Vanover, O.R. Colan Associates; Vic Rosen, ZOPB ROW Manager; Thurman Black, Cobb Fendley; Garrett Coffin, ZOPB; and Jes Allen, ZOPB.



Pictured are just some of the approximately 150 people, including specialists in appraisals, negotiations, relocations and eminent domain, who make up the Zachry-Odebrecht Right-of-Way team.

Mission Possible: *Getting right-of-way for 450 parcels without delay*

Zachry-Odebrecht Parkway Builders' assignment from the State of Texas? Acquire approximately 450 privately owned parcels while designing and building a 38-mile stretch of the Grand Parkway – all in just over two years.

Obtaining rights-of-way can be a lengthy, complex process. To accomplish their mission, Zachry-Odebrecht Right-of-Way (ROW) Manager Vic Rosen and his team have been working diligently – and sometimes thinking outside the box – to secure the needed rights-of-way, totaling almost 2,200 acres.

Zachry-Odebrecht signed the contract with the Texas Department of Transportation (TxDOT) in March to design and build Segments F-1, F-2 and G for State Highway 99 Grand Parkway in Harris and Montgomery counties. Zachry-Odebrecht is also managing the right-of-way acquisition process for TxDOT. To open these segments by the late-2015 deadline, the ROW team is securing rights-of-way while other teams design and build sections of the highway.

Rosen said, "Accomplishing these tasks in parallel fashion is a relatively new concept for Texas. The SH 99 Grand Parkway could possibly be one of the largest right-of-way acquisition design-build projects of its kind in Texas and the U.S."

Being fair, open, consistent

"TxDOT set the route after extensive review and public input," Rosen said, "so the 400-foot-wide corridor is a given." The segments also encompass five major intersections, which require additional acreage.

"We can't stray from that route, but as we negotiate we want to be fair, open and consistent with all landowners. We want to understand their needs and do everything we can while working to expedite the process. We can't afford to waste a minute."

"They've been great to work with and they do what they say they're going to do. You can't ask for more than that."

Russell Klein

As one example of finding creative ways to save time, TxDOT ROW team members, who review and approve the agreements, work in the Zachry-Odebrecht office in north Houston rather than the TxDOT office near downtown.

"Instead of an 80-mile round-trip drive to downtown Houston, we have a 32 ½-second walk down the hallway. It really speeds up the discussion and decision-making process. As far as I know, this is a first for TxDOT to co-locate with a contractor on a project of this size and urgency," Rosen said.

As another example, the ROW team is seeking possession and use agreements when TxDOT and landowners can't agree on an offer amount. The agreement gives Zachry-Odebrecht access to the parcel while it continues through the lengthy eminent domain process.

Tremendous progress

Rosen's team is making great progress. They have completed almost all surveys, have sent offers for almost three-quarters of the parcels to the landowners and are currently closing on properties. If landowners do not accept the appraisal-based offer, those parcels move forward toward the eminent domain path, a process that Rosen said can take several months. (See The Process, page 4)

It's complicated

Rosen said that each of the parcels and its owners offer a unique set of circumstances. Parcels range in size from single residential lots to 100 acres. Some landowners are commercial developers ready to take advantage of the economic growth and others want to hold on to rural property.

"No two are identical. Our job is to get to know the owners to understand their issues and work with them within the boundaries we've been given," Rosen said.

When Zachry-Odebrecht found that fourth-generation rancher Russell Klein had a pasture lease on one of the parcels, the team worked with him to make it easier to transfer his 40 head of cattle and equipment to other property.

Klein, of Tomball, said, "They've been great to work with and they do what they say they're going to do. You can't ask for more than that."

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Surveying is one key step in the right-of-way process.

Mission Possible continued from page 3

The Process

- **Appraisal** – Property appraisals are made and TxDOT agrees to the valuation.
- **Offer** – An offer is made to the property owner who may accept, counter or reject the offer. TxDOT may accept or reject the counter offer.
- **Sale or eminent domain** – If the offer is accepted, the landowner sells the property to TxDOT. If the property owner rejects the valuation offer, the property is then classified as eminent domain and is settled through further negotiations or court proceedings.
- **Negotiation** – The landowner can pay for an independent appraisal and hire an attorney to negotiate terms of condemnation.
- **Appeals** – Before properties are condemned, landowners may appeal to a special commission that will determine the amount of money to be awarded. If a landowner disputes the award, he or she can request a trial by judge or jury.
- **Possession and use agreement** – To move the project forward, in some cases the landowner and TxDOT sign an agreement in which the landowner receives 90 percent of the initial offer and gives TxDOT access to the property while both parties continue through the eminent domain process.

ROW team lineup

- ROW Manager Vic Rosen
- Approximately 150 people, including specialists in appraisals, negotiations, relocations and eminent domain
- Acquisition specialist subcontractors Cobb Fendley and O.R. Colan Associates

Association paving the way for Grand Parkway

While construction on a 38-mile section of the State Highway 99 Grand Parkway has just begun, the Grand Parkway Association has been paving the way since the early 1980s. The Texas Department of Transportation (TxDOT) created the non-profit state transportation corporation in 1984 to facilitate development of the proposed 180-mile-plus scenic highway known as the Grand Parkway.

Executive Director David Gornet explained that the association lays the groundwork for construction of the 11 sections that will make up the Grand Parkway. Responsibilities include public scoping meetings, public hearings, preliminary engineering and environmental studies to determine the path of the parkway before getting federal approval.

The association operates on funds received from various sources including TxDOT; Houston METRO; and Harris, Fort Bend, Chambers, Galveston and Brazoria counties.

Gornet said that completion of the entire Grand Parkway depends on financing and demand.

“As the area grows and more development takes place or if traffic congestion increases near the Grand Parkway, transportation engineers will look at all of those changes then make estimates and recommendations.”



David Gornet
Executive director
Grand Parkway Association

While you can contact Zachry-Odebrecht Parkway Builders for information about construction of Segments F-1, F-2 and G, you can contact the association (www.grandpky.com) for information about the alignment of existing segments or information about future segments.

Stay safe this Thanksgiving holiday

Thanksgiving is a wonderful time to gather with family and friends. Unfortunately, there are high numbers of vehicle accidents and cooking fires during this busy holiday. The Zachry-Odebrecht Parkway Builders team reminds you to focus on safety during the holiday season.

Many people will travel to visit loved ones for the Thanksgiving holiday and most will get to where they are going by car. To arrive safely, the American Red Cross recommends these safety steps for travelers:

- Make sure the vehicle is in good working order.
- Start out with a full tank of gas, check the tire air pressure and make sure the windshield fluid is full.
- Buckle up, slow down, don't drive impaired. Designate a driver who won't drink.

- Be well rested and alert.
- Use caution in work zones.
- Give one's full attention to the road. Avoid distractions such as cell phones.
- Observe speed limits – driving too fast or too slow can increase the chance of being in a collision.
- Make frequent stops. During long trips, rotate drivers. If the driver is tired, stop and get some rest.
- Be respectful of other motorists and follow the rules of the road.

Visit the Safety section under About SH 99 F-G at www.grandparkway99.com for more home and travel safety tips.



Bridging East Montgomery County with the Grand Parkway

October 4 was an important day in the communities of New Caney and Porter along US 59 North/ I-69. Community members pulled up chairs in the La Quinta Hotel parking lot to watch the Community Drive bridge come tumbling down. The former Community Drive bridge will be replaced with a four-lane bridge as part of Grand Parkway construction. An important connection for the New Caney and Porter communities, the new bridge will open up greater mobility for East Montgomery County.



Flurry of construction at major interchanges

With construction officially commencing on June 23, Zachry-Odebrecht Parkway Builders wasted no time beginning work at major interchanges along the Grand Parkway footprint. Signs of construction progress are visible along US 290, I-45 and US 59/I-69 corridors and will continue at a rapid pace to meet the late-2015 delivery date. With a dedicated construction team for each segment, crews are beginning at key interchanges and working inward to complete the 38-mile Project.





About Zachry-Odebrecht

Zachry-Odebrecht Parkway Builders is a fully integrated design-build joint venture with deep engineering and construction resources, significant local knowledge and experience, and complex transportation project experience.

Zachry Construction Corporation is rooted in an 85-year-old, Texas-owned family enterprise with a legacy of more than 5,500 public and private sector projects across the country and the world. Zachry has pioneered heavy and building construction techniques that have become today's standard. For more details, please visit www.zachryconstructioncorp.com.

Founded in 1944 in Brazil, today the Odebrecht

Organization is a diversified business leader that operates in more than 20 countries and employs more than 190,000 people worldwide. Ranked by ENR as the 13th largest international contractor in the world (2012), Odebrecht USA opened its office in 1990, and since then it has successfully delivered projects throughout the United States. Odebrecht has a particular emphasis on public-sector infrastructure projects of vital importance for federal, state and local governments, as well as important private developers. Odebrecht USA has generated more than 84,200 jobs and awarded \$655 million in contracts to small businesses. For more details, please visit www.odebrecht.com.



Connect with us

Stay connected and get the latest project news, including the most up-to date construction activities, traffic alerts, lane closures and alternative driving routes. You choose how to get information:

- Visit the www.grandparkway99.com for the latest information and to sign up for e-notifications
- Join the conversation on Twitter – @sh99fg
- Call the toll-free hotline, 1-855-99Grand (1-855-994-7263), to talk with a Zachry-Odebrecht Parkway Builders public information officer

Traffic advisories

Sign up for traffic advisories and alternate route information to avoid unnecessary delays. You can sign up for our e-notifications and mobile alerts under the Stay Connected tab at www.GrandParkway99.com.

We're hiring

An estimated 1,200 local jobs will be created during the State Highway 99 Grand Parkway project.

For employment-related questions, call (832) 232-7200. To apply in person with Zachry-Odebrecht Parkway Builders, visit our Human Resources Department and Training Center, 8002 F.M. 2920, in Spring, Texas.

Zachry-Odebrecht Parkway Builders is an Equal Opportunity/Affirmative Action employer.