South Howard Flood Relief Project
Frequently Asked Questions

Feb. 12, 2025

How was the route selected? Why was South Howard selected? Could the route change?
The City conducted route analyses to determine the most appropriate route for the stormwater conveyance system to move stormwater away from Parkland Estates. During those analyses, the City identified that two large box culverts had already been installed under the Selmon Expressway and under Bayshore Boulevard. The existence of that infrastructure makes the South Howard portion of the route ideal, as it eliminates the need for two costly and impactful installations and establishes a spine for future flood relief project in the surrounding neighborhoods along the route.

While the South Howard portion of the route is set, the new stormwater conveyance system must turn west off Howard to get to Parkland Estates. Kimmins, the selected contractor, will work with its design engineer, AtkinsRéalis, to evaluate the route from South Howard to Parkland Estates, which will include evaluating Morrison, Bristol and Swann. The project team will keep residents apprised of this work.

What is a design-build project? Has any engineering been done on the route?
This project is a progressive design-build project, where one team is hired to do the engineering design work and the construction work under one contract. (Typical projects are partially designed, then put out to bid for construction under separate contracts.) The design-build model is a much more collaborative process between the owner, engineering consultant, and contractor that is ideal for complex projects because they work together from the beginning of the design through to construction as a team. This helps avoid adversarial relationships between engineer and contractor that is common when under separate contracts. Any changes or issues throughout the project are addressed as a team, which minimizes delays and cost overruns.

Preliminary route analysis was done during the planning phase of this project, but more specific and technical details will be engineered once the design-build team is under contract and can begin their design work. The City selected the Kimmins team as the most qualified. The City and Kimmins are currently negotiating the scope and fee of the design phase, which should go before City Council in late spring or early summer. Kimmins has selected AtkinsRéalis to do the engineering design work, which will include looking at route options off South Howard. Once the design is complete, Kimmins will submit to the City a Guaranteed Maximum Price to build the project.

Will homes and businesses be damaged by vibration?
This type of construction occurs all the time without damage to nearby homes, and the contractor will take extensive measures to protect nearby properties. Vibration monitors will be put in place to make sure project-related vibration stays within acceptable thresholds. Additionally, the contractor will video each home and each driveway prior to construction to ensure the “after” condition matches the “before.”

Are you widening Bristol? Is there a plan to get rid of the median on Bristol? Will the culvert go where the median is currently located on Bristol?
The City has no plans to remove the median or widen Bristol. Should the box culvert be installed down Bristol, the contractor will restore Bristol's median and the two lanes, just as it is now, with the exception of trees, which cannot be planted on the box culvert. The location of the box culvert will be determined during the design process.

Will the project affect trees along the route, either in medians or in the right of way?
Trees along the pipeline route could be impacted to some degree. That could mean trimming the tree canopy to allow access for large equipment, root pruning to clear a path for new infrastructure, or removing some trees. The project team will know more about which trees may be affected and how the area could be restored at the 30 percent design stage. Protecting trees is a high priority. The project team's arborist will oversee any tree trimming or root pruning that needs to be done. In areas where trees are removed, replanting of trees may not be possible as trees cannot be placed on top of pipelines and culverts.

How long will you be working in front of my house?
It's difficult to give an exact duration as the project is not yet designed. However, the contractor estimates that an individual driveway could be inaccessible for 5-7 weeks, unless there is inclement weather or some other unforeseen circumstance. The contractor will provide residents with alternate means of accessing their homes, as described below.

Will residents be displaced during construction? Will the contractor put residents in hotels?
No one will be displaced during construction, and the project team does not anticipate any long-term interruptions to residential utilities. The contractor's excavation and installation are about a 500-800-foot-long process. When the contractor blocks a driveway, resident access will be maintained in one of two ways: 1) by installing a temporary road to get a resident to their driveway or 2) by having the resident park in temporary parking, identified by the contractor, that is staffed 24/7 by a security company with a golf cart to take residents to and from their homes.

The contractor will put residents in hotels in the extraordinary circumstance of night work. If night work is required, the contractor will offer hotel accommodation to those homes that are immediately adjacent to the work zone.

What's the timeline?
Kimmins will likely be under contract in late spring or early summer, then will begin engineering design work a few weeks after that. The full design will take approximately 1.5 years. Some early work, such as water line upgrading, milling and resurfacing of peripheral roads, could occur before then. Utility relocation work will occur first to clear the corridor for the box culvert, and a lot of the utility relocation will be done by horizontal direction drill to avoid impacts.

Where can I find more information?
More information is available at https://www.tampa.gov/mobility/stormwater/capital-projects/flood-relief/south-howard-flood-relief-project. You can also email the project team at SouthHowardFloodRelief@gmail.com or call (813) 486-0361.