Construction Newsletter No. 1 April 10, 2020









PRECONSTRUCTION NEWSLETTER

















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SPECIAL ASSESSMENTS

The special assessment benefit appraisals are progressing and are anticipated to be fully complete by mid-summer. Upon successful completion of the benefit appraisals, the following schedule is anticipated for the remaining special assessment process:

- August 10, 2020 Call for Assessment Hearing *
- <u>August 10, 2020</u> Order Preparation of Proposed Final Assessment Roll *
- <u>August 17, 2020</u> Send Notice for Assessment Hearing to Le Sueur County News
- August 20, 2020 Mail Notice for Assessment Hearing to property owners with the final assessment amount
- <u>August 26, 2020</u> Notice for Assessment Hearing published in Le Sueur County News
- <u>September 9, 2020</u> Hold Neighborhood Assessment Public Information Meeting (Open House)
- <u>September 14, 2020</u> Hold Special Assessment Hearing *
- <u>September 28, 2020</u> City Council Adopt Final Assessment Roll *
- By November 30, 2020 Approve Certification of Assessment Roll & File with County Auditor
 - * At City Council Meeting

Properties intended to receive a special assessment are included in the Proposed Assessment Roll attached at the end of this newsletter.

Questions regarding special assessments can be directed to **Jasper Kruggel**, City Administrator at **(507) 593-8312** or ikruggel@cityoflesueur.com

PROJECT SCHEDULE

A phased construction schedule is proposed as shown in the map on the last page of this newsletter. The project is planned to begin in April 2020 and is expected to last until October 2021. Please note that the anticipated start and end date for each stage is approximate depending on weather, contractor scheduling, and other unforeseen circumstances.

The following is an overview of the earlier phases of the project schedule. More detailed start dates will be provided as construction progresses:

Week of April 20th

- Construction will begin with the closure of the intersection of Bridge St/N Main St/TH 93, Bridge St between N Main St and 4th St and S 2nd St between Bridge and Ferry St (Stage 1A and 1B)
- Temporary water services installed to Bridge and South Second Street properties
- Removals and utility work (sanitary sewer, watermain, and storm sewer) within Stage 1A and 1B

Early/Mid May

- Concrete curb and gutter and bituminous pavement within intersection of Bridge St/N Main St/TH 93 (Stage 1A)
- Reopening of intersection of Bridge St/N Main St/TH 93 (Stage 1A)
- Continued utility work (sanitary sewer, watermain, and storm sewer) within Stage 1B
- Tree removals throughout project area

Early June

 Construction will begin within Stage 2A consisting of the reconstruction of Elmwood Ave Construction Newsletter No. 1 April 10, 2020

CONSTRUCTION



Boulevard Tree Removals

Trees located within the public right-of-way are the responsibility of the City to maintain and clear when necessary. In May, the exact date is not yet known, the boulevard trees will be removed throughout the full project area (all stages). Later in the project, property owners will have the opportunity to have a new tree planted at a rate of one new tree for every tree removed. Property owners will be able to provide input into the type of new tree planted based on the City's standard tree list. Also, neighborhood boulevard trees have been reviewed for their condition and disease susceptibility by the City Forester. Trees in poor condition or deemed at risk are proposed to be removed as part of the project. Proposed tree removals will be marked prior to tree removals with a pink ribbon.

Private Utility Relocations & Replacements

CenterPoint Energy and Michels completed the replacement of the new gas main along Elmwood Avenue this past week. The individual gas services still need to be transferred to the new main and being this work is planned to be completed by a different crew, the schedule for completion of the service work is unknown at this time.

There is anticipated to be other private utility work within the project area and often this work is intended to start ahead of the main street and utility work if possible.

What to Expect - Street & Utility Improvements

A street & utility reconstruction project will begin with removal of the existing pavement, which will be salvaged for reuse in building the new road. At about the same time, a temporary potable water distribution system will be established to serve each property during utility reconstruction. The contractor will lay out temporary water pipes on the ground surface outside of the road, from which smaller temporary water service lines will be run to each house. Sewer service will remain unaffected during construction.

Once the temporary water system is tested and operational, the existing sanitary sewer main pipes, water main pipes, and storm sewer pipes will be removed and replaced in the roadway. Following installation of the mains, the contractor will remove and replace the sewer and water services to each property from the new main to the property line, which is typically located about 10-15 feet behind the curb. The existing sewer and water services between the property line and each house are not planned to be replaced as part of the project, though they will be inspected at the property line. Utility construction

typically lasts about 4 to 5 weeks after the pavement is removed.

Street reconstruction will follow utility work and begin by excavating and removing all material within the upper two feet of the existing roadbed to make space for the new sand/gravel base and surface pavement. The old pavement material, now ground up into gravel for reuse, will be brought back and placed in the street as the new (recycled) roadbed. This process will be followed with installation of new curb and gutter, concrete driveway aprons, and asphalt pavement. Three layers of asphalt will be installed in separate processes. Street reconstruction typically lasts about 4 weeks

following utility construction.

Boulevard restoration, including installation of organicallyrich topsoil, sod, hydroseed, and new trees will occur following the first or second layer of street paying. Following installation of these materials and completion of miscellaneous work, the final layer of pavement will be installed.

Please contact **Eric Hauser** if you have an irrigation system or invisible dog fence in your front yard prior to the start of construction. This information will help minimize impacts to irrigation systems and dog fences during the construction process.



The construction process results in a great product at its completion, but can test one's patience along its course. While the negatives of construction are in many ways unavoidable, the City aims to reduce the burden through working with the City's contractor to minimize disruption, routine mailings and other communication, and on-site assistance for residents.

When the street and utilities are under construction, the contractor will need all of the space in the street possible. Therefore, parking will not be allowed on the project area streets during the working hours. Access to driveways will be provided as much as possible. The project team understands the need for access to each property, therefore the streets will be temporarily restored at the end of each work day and access to private driveways will generally be available each night.

During street & utility reconstruction, access conditions are usually most challenging after rainfall. Heavy traffic over muddy streets makes conditions worse. Residents will be encouraged to drive on paved roadways whenever that alternative exists.

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Typical working hours for the project will be 7 a.m. to 7 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays if necessary. No work is allowed on Sundays or holidays.

Finally, to combat the challenges of construction, the City has developed a multi-faceted approach to communication.

In general, email and website updates will be completed weekly, newsletters will be distributed occasionally, and property notices will be delivered to front doors as often as needed to communicate construction changes.

Once construction begins, residents can contact **Eric Hauser**, who is the on-site contact there to represent the City and its residents through the construction process.

WATER & SEWER REPLACEMENT PROPERTY LINE TO HOME



Water and sewer service lines are privately owned by the properties they serve. Throughout the project area, to prevent future costly repairs by homeowners the City will be replacing each property's water and sanitary sewer service pipes from the main (in the street) to the property line (about 10'-15' behind the curb). At this connection point, the existing sewer and water service pipes will remain. These existing lines will be inspected at the property line prior to reconnection.

In past project areas, upon inspection the City has discovered lead water and/or crumbling sewer service pipes to some properties. State environmental and health codes state that such pipes need be replaced if discovered and cannot be reconnected. If this is discovered at your property, the City will knock on your door to notify you verbally if you are home when the work occurs. Property owners will receive a letter with this information if it applies to your property and will have an option to use the City's contractor or a private plumber to replace the water or sewer service.

Please contact **Eric Hauser** if you have a known lead water service or failing sewer service pipe to start coordination regarding the process of private service replacements.

SAFETY



The contractor will do everything they can to make the project area safe for residents. However, residents should be aware of their surroundings when walking or driving near construction equipment. The City asks that residents keep their distance from construction equipment in use and utility trenches. There are also materials that can cause harm if caution is not used such as hot asphalt pavement immediately after being placed. Please keep children and pets away from construction activity and open trenches as they might not be aware of the dangers. If you see anything that you feel is unsafe, please do not hesitate to call **Eric Hauser**.



CONTACT AND WEBSITE INFO

Cory Bienfang, of Bolton & Menk, Inc., is the Project & City Engineer overseeing the construction process and will serve as the primary point of contact. He can be reached at **(507)-995-2936** or <u>cory.bienfang@bolton-menk.com</u>



Eric Hauser, of Bolton & Menk, Inc., will be on the project site representing the City and its residents and business owners. If you have any questions during the project construction, or anything in general, you may approach him on site or call his cell phone at (507) 276-6695. He can also be reached via email at eric.hauser@bolton-menk.com

Website: The website will be updated approximately weekly with the latest project info throughout construction, and residents can sign-up for weekly email and/or text updates through the website. The site URL is

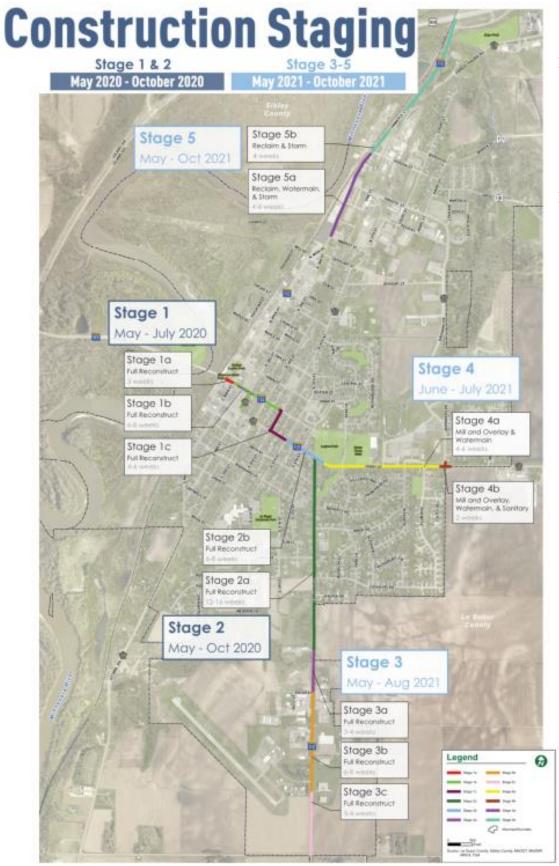
www.thenew22construction.com



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PROJECT MAP & PHASING





- Schedule changes in early stages due to weather, contractor scheduling, and unforeseen conditions may impact later stages.
- As construction occurs, schedule updates to be provided via email updates, website, press releases, etc.