

140th Street Construction Notice

March 26, 2025

Construction:

- Concrete Streets
- Concrete Curb & Gutter
- Concrete Driveways & Walk
- Storm Sewer Replacement

Construction schedule:

Start: April 7, 2025

Completion: November 21, 2025

City of Orleans

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Beck Excavating, Inc.

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Spirit Lake, IA 51360

Overview

Construction will be commencing on the west portion of the 140th Street corridor from 240th Avenue to Hill Avenue in the coming weeks. These improvements will include replacement of the storm sewer, street subgrade, pavement, and sidewalks. During this time, access will be limited and constantly changing, but everyone will work together to maintain residential access to homes outside of working hours.

Project Overview

Competitive bids for the work were received on January 15, 2025, and the project was awarded to Beck Excavating of Spirit Lake on February 10, 2025.

Beck Excavating is currently scheduled to begin work on the week of April 7. The final completion date for the construction is November 21.

The first phase of the project includes the 240th Avenue intersection, during which time a significant detour will be in place around Big Spirit Lake to access Marble Beach, Templar Park, and the west shore as a whole. Residents will access 140th Street from Hill Avenue during this time. The plan is for the contractor to place temporary surfacing on this portion of street before moving on to the remaining work on the project. The Hill Avenue intersection will be completed at a later time during the construction process after 240th Avenue intersection is opened, and notice will be provided accordingly.

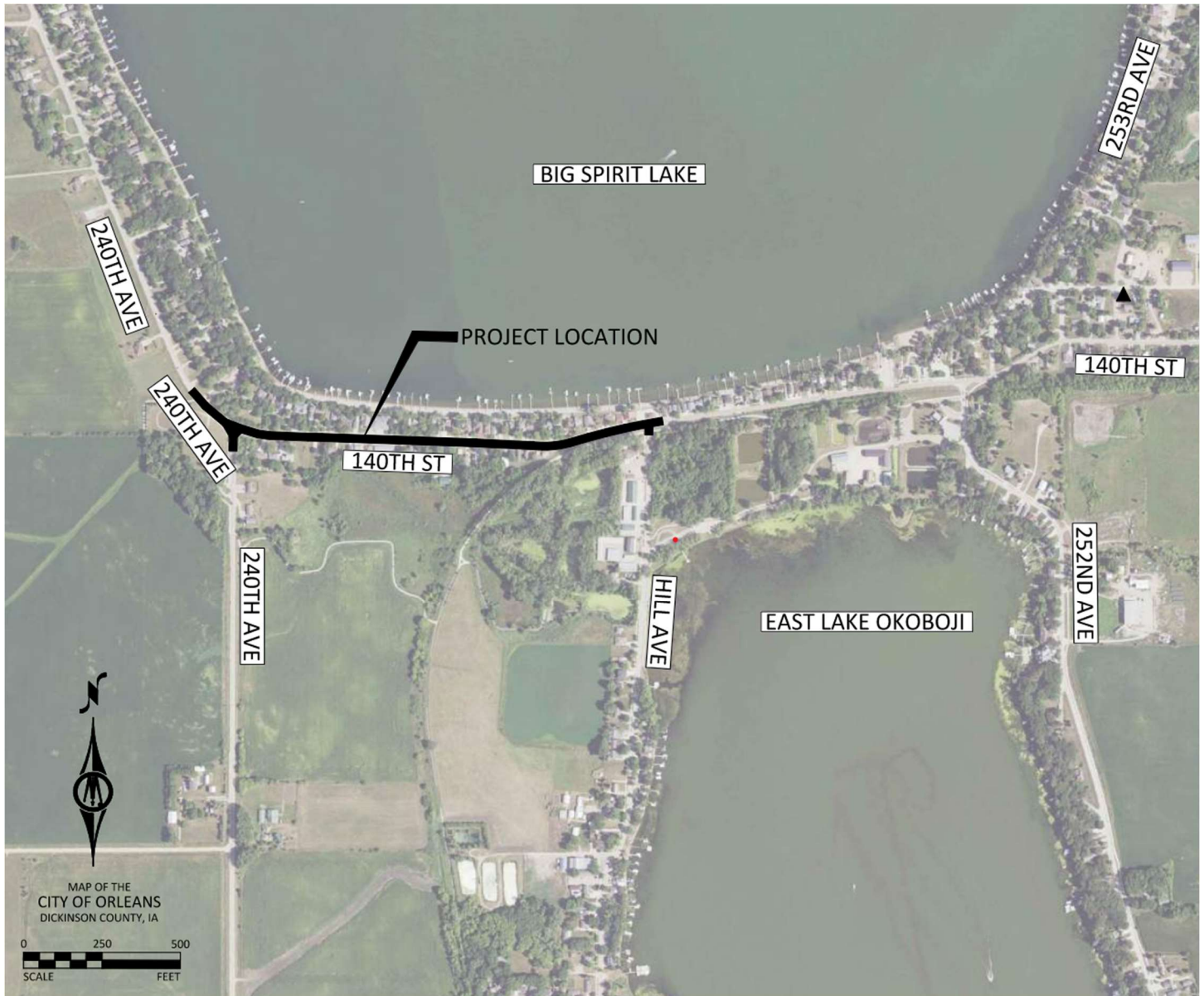
Access will be coordinated with the contractor through each phase of the project, to allow residents access to their homes with limited disruptions. Wet weather could make this challenging at times and we kindly ask everyone to have patience as we work together to improve the community.

Neighborhood Meeting

A neighborhood meeting will be held on Monday, April 7 at 5:30 PM in Orleans City Hall. During this time residents will be given an overview of the project and will be able to ask any questions you may have leading up to the construction.

Contacts

Informational newsletters, similar to this notice, will be distributed periodically throughout the project. The city is also creating a website for this project. You can go to the website to sign up for notifications and look at project maps. If you have questions or concerns at any time, please contact Derek Behrens or Justus Lindsay at the phone number or email address listed.

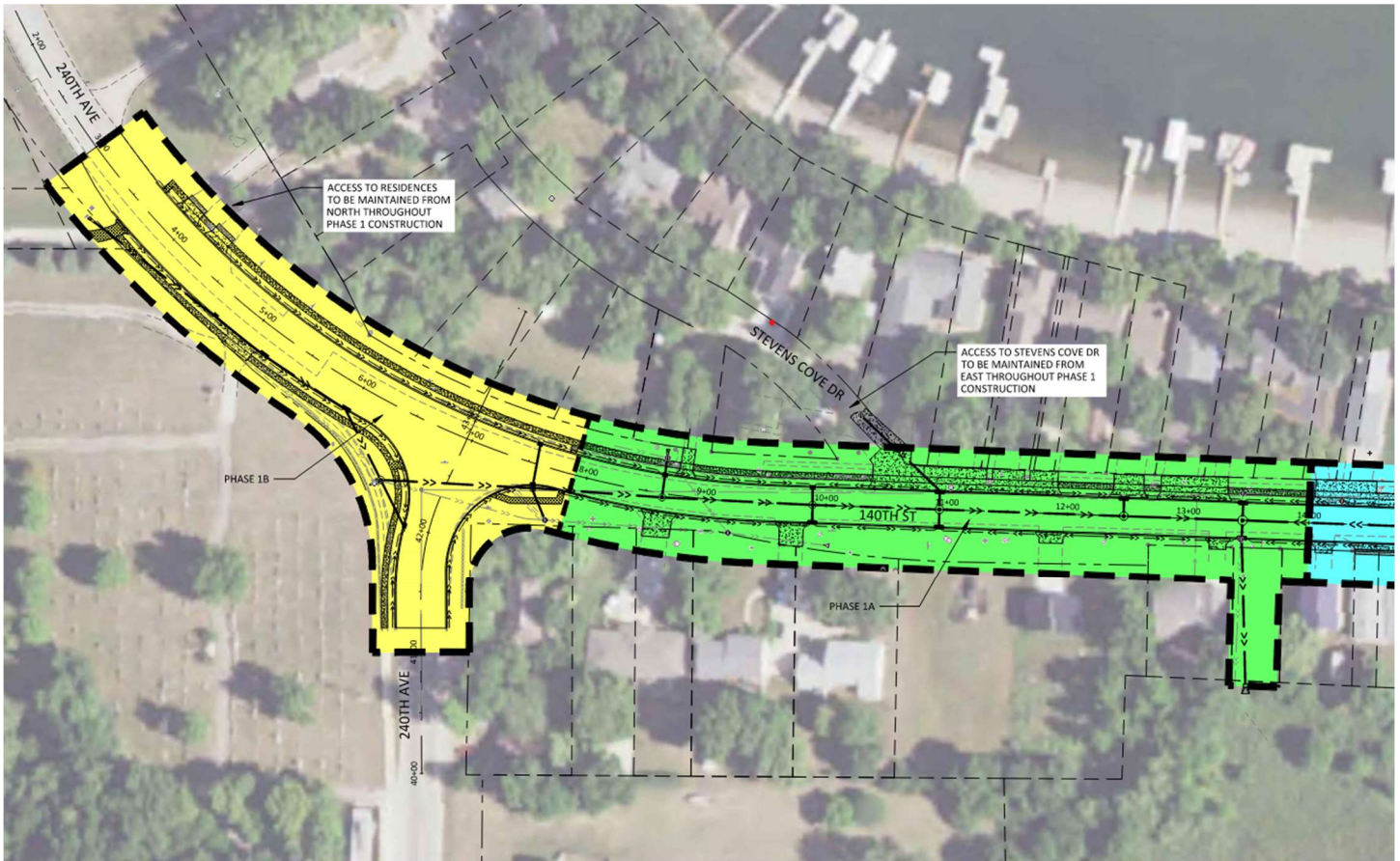


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Phase 1



Construction for the project will start with Phase 1A (Green). The 240th Avenue/140th Street intersection will be closed for construction in Phase 1B (Yellow) until temporary surfacing is placed. During this time, we ask residents along the west shore of Spirit Lakes to access from the north on 240th Ave and residents along 140th Avenue to access from the east off Hill Avenue. Temporary surfacing will be placed on Phase 1 prior to the construction beginning on the next portion to the east.



Alert

Private Improvements in Right-of-Way

If you have improvements such as landscaping, retaining walls, shrubs, bushes, flowers, sheds, irrigation systems, etc. in the right-of-way, it is not the contractor's responsibility to work around them. The property owner is responsible for securing these private improvements and moving them if necessary to allow the project to be constructed. Neither the contractor nor City is responsible for damages incurred to private improvements in the right-of-way. Any underground improvements, such as irrigation lines and heads, dog fences, etc., should be located and marked so they are readily visible.

Disruptions to Sewer and Water Service

Water and sewer service will remain active, with no shutdowns anticipated. However, shutdowns may be necessary due to unforeseen conflicts that arise and disruptions could occur. For any anticipated longer shutoff periods, residents will be provided a notice delivered to the front door.



Construction

Work Area

It is very common on these types of projects that area residents (especially children) become quite curious about the work the Contractor is performing. We ask that you please be respectful of and stay well clear of construction zones. Many hazards and dangers exist from heavy machinery, trenches, loose material, confined spaces, etc. and often times are not recognizable by the general public. The Contractor has responsibility to ensure safety on the project and within the construction area. Any direction from the Contractor regarding safety must be heeded; likewise, if you observe an unsafe condition please report it to the Construction Project Representative immediately.

Garbage, Recycling, & Mail

During construction, until further notice, continue to place your garage and recycling bins where you normally place them for each scheduled pickup. We ask that you please have your bins at the end of your driveway the evening before its scheduled pickup. This will help the contractor coordinate their relocation to accessible areas. Please write or display your house number notably on your bins so they can be returned after pickup.

The post office intends to continue to deliver mail during construction. However, large packages may not be delivered and may require the resident to pick them up at the local post office. Contact the contractor or project representative for mail delivery issues.



Access

Local Resident Access

Local traffic will be limited on 140th Street from 240th Avenue to Hill Avenue for the street & utility improvements. During this time, we ask residents to have patience and park on remaining paved/gravel surfaces as needed. We will also do our best to facilitate access for those that live in the neighborhood.

Following each phase's construction, temporary access will be allowed while work is completed in the next phase. Paving will be completed on each phase before moving on to the next. The contractor will maintain temporary access to driveways with gravel while the utility improvements are being completed.

Turf Restoration

Turf will be restored following underground construction and surface grading. Sod will be installed on all disturbed areas on the project. The sod will be maintained by the contractor until acceptance. "Maintain" as defined in the contract includes weed control and watering for 30 days.

After that period, it becomes the property owner's responsibility to maintain the new turf as part of their lawn - providing water, mowing and other necessary care. Mowing too soon or too short can damage or even kill new turf. Set the mower at its highest level; never cut the new turf shorter than 3 inches.