

What to Expect During Construction

2nd St SE Street & Utility Improvements

Private Utilities

Utility Companies may have already been working in the area to relocate their utility lines. This work is not under the direction or supervision of the City but is necessary to prepare for the proposed sewer and water installations. We understand that this work can result in some rather disruptive and messy conditions and ask that you please be patient as the various contractors work to complete their individual portion of the improvements.

Service Line Connections

Sewer and water services will be constructed out to the right-of-way from the centerline of the street approximately 35-40 feet as part of the project. Connections to the existing services will be made at that location. The City has televised the sanitary services from right-of-way to the home to identify if the line meets City Code. If the sanitary or water lines do not meet the Code, property owners will be required to correct the issue. The project contractor has given the City prices to complete service line replacements as part of the project if needed to meet code or requested by the Homeowner. Costs & payment options for the work will be discussed with you prior to the work. If not replaced with the project, the property owners will be responsible for hiring a contractor to make the sewer and water connections between the property line and the house.

Disruptions to Sewer and Water Service

Water and sewer service will mostly be provided at all times. However, planned shut-downs and disruptions will occur. For any anticipated longer shutoff periods, residents will be provided a notice delivered to the front door.

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.

Parking

As the project moves forward, parking and access to your property will continue to change. When construction is being conducted adjacent to your property you may have to park at a neighbor's house or down the block, where your vehicle is safe and out of the way. Efforts will be made to restore access to your property as soon as it is reasonable. Access will be intermittent during underground construction and for longer periods during street grading, curb and pavement construction. Rain will also have an impact on property access. We realize access will be difficult and thank you for your patience.

Project Delays

Scheduling for the project can and will change on short notice. Weather delays or complications, delays by subcontractors or by private utilities providing phone, gas, electric and cable, can cause unforeseen delays.

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, hot asphalt, 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 RPR immediately.

Garbage & Recycling

The Contractor will be responsible for managing garbage and recycling pick-up. They will provide access for trucks or haul bins to an accessible location. Please write or display your house number prominently on your garbage & recycle bins so that they can be returned to you.

Punch List

After the project is substantially complete, the contractor will be provided with a “punch list” of minor defects or uncompleted tasks. That work may take several weeks to complete and may even be in the following spring. This punch list work will require both your cooperation and patience. Please contact the RPR for any issues you feel have not been satisfactorily addressed.

Turf Restoration

Seeded areas will be maintained by the contractor for 30 days following placement. After that, you will be responsible to maintain it as part of your own lawn (providing water, mowing and other necessary care). Efficient watering practices are important to conserve water and maintain a healthy turf. New seed roots take up to a year to reach full length, and require at least two (2) inches of water per week in three or four applications. When it rains watering reductions are appropriate.

To ensure successful turf establishment it is also important not to mow the grass too short. The first few times you mow, set the mower deck at least three (3) inches high or at the highest setting. Do not cut more than half the plant off at a time. It is important to use caution when mowing the grass for the first growing season after placement and remember it is better to have long green grass than short brown grass and dirt.

Driveways

New concrete driveways are sprayed with a white curing compound. This keeps the moisture content high in the concrete to provide for better curing and strength. Do not seal a new concrete driveway for at least three months. It is also best to avoid using ice melt products on the new concrete for the first year.