

Wells 2021 Street & Utility Improvements

What to Expect During 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, 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 Construction Representative immediately.



Questions

Trees

Some tree removals are necessary to construct the street improvements. Trees that are identified for removal will be marked with pink ribbon at a later date. It is not yet known when tree removals will begin. If you have any questions about your tree, please contact Ben Rosol. A new 2" diameter Autumn Blaze Maple tree will be installed for every tree removed on the project. Ben will coordinate the location of the new tree with you.



Water Shutdowns

Occasional water shutdowns will be required for the crews to make connections to the existing water lines. We ask for your patience and understanding, as the Contractor will do their best to provide reasonable notice and reduce the length of any water shutdowns required. Typically, we will try to ensure at least a one-day notice is given for shutdowns and the outage limited between 2 to 8 hours long.



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 irrigation lines and heads, dog fences, etc., should be located and marked so they are readily visible.



Access

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 in the alley, at a neighbor's house or on a side street, where your vehicle is safe and out of the way. 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. We will communicate access restrictions on a regular basis throughout the project. You may contact Ben to discuss your needs and concerns.



Garbage, Recycling & Mail

Until further notice, continue to place your garbage and recycling bins where you normally place them for each scheduled pick-up. We ask that you please have your garbage or recycling bins at the end of your driveway by 7:00 a.m. the day it is supposed to be picked up. This will help the contractor know that garbage and recycling bins need to be moved to side streets. The contractor will contact and coordinate with the pick-up companies. Please write or display your house number prominently on your bins so they can be returned to you.

The contractor will contact and coordinate with the postal service on how mail will be delivered during the project. Temporary mailboxes will be installed where needed



Sump Pump Information

The new streets will contain six-inch subsurface drains installed at the bottom of the roadway section to remove subsurface moisture and reduce the risk of frost heaves. These subsurface drains will be located one-foot behind back of curb and will run parallel with the street. These subsurface drains will give residents an opportunity to connect their sump pump discharge lines to avoid the surface discharge that commonly occurs causing pavement deterioration. The sump pump line will be stubbed out 5 feet from back of curb. If sidewalk is present, the sump pump line will extend to the back side of sidewalk. As construction progresses, the Construction Representative will coordinate the location of these sump connections with the homeowner.



Turf Restoration

Turf will be restored following underground construction and surface grading. For this project, sod will be used. The sod will be maintained by the contractor for 30 days. “Maintain” as defined in the contract includes, weed control and watering.

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. See the “Caring For Newly Sodded Lawns” section for helpful tips and guidance.



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 prior to the final lift of asphalt being placed. This punch list work will require both your cooperation and patience. Please contact the Construction Representative for any issues you feel have not been satisfactorily addressed.