



**2018 Street & Alley Project
Informational Meeting**
June 6, 2018



Introductions



City


- Dan Walker – City Administrator

Engineer (Bolton & Menk)


- Joe Rhein, P.E. – City Engineer
- Garey Pankonin – Resident Project Representative

Contractor


- Northland Constructors of Duluth, LLC

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Agenda



- Project Overview
 - Proposed Improvements
 - Property Impacts
- Schedule
- Construction Details
- Communication
- Project Cost
- Questions & Discussion

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Goals

- Prepare for 2018 Project construction
- Be informed on the schedule
- Learn about activities you can expect to see
- Understand the communication process
 - Ways to get information
 - Whom to contact
 - Notices you'll receive
- Receive information on updated project costs

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MAYAGUEZ

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2018 Project Segments

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Proposed Improvements

- What is under a typical City Street?

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Project Improvements




- All project blocks:
 - New structural pavement section
 - Fabric, sand, gravel, bituminous pavement
- New concrete curb and gutter on Streets & Avenues
 - 28-feet wide from curb to curb
- New concrete aprons at the ends of Alleys
 - Alleys will be 16-feet wide




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Project Improvements




- Driveways
 - Driveways impacted by work will be repaired
 - Material of repair will match existing:
 - Concrete, bituminous, or gravel
 - Width of repair will match existing width
 - Length of repair will be as needed to achieve an acceptable slope



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Project Improvements



- Concrete Sidewalks
 - Replacing existing on both sides of 9th Avenue
 - Adding new sidewalk on the east side of 9th Street
 - Sidewalk repair at existing intersections
 - Including new ADA compliant ramps
 - Replacement of existing private walks as needed to match new sidewalks




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Project Improvements

- Sanitary Sewer
 - Replacement along entire length of 9th Avenue
 - Replacement across 13th Street at the alley
 - New PVC pipes with concrete manholes.
 - Water tight system.
 - Individual service lines
 - Will be replaced from main to property line
 - Written notice if service will be interrupted




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Project Improvements

- Water System
 - Replacement along entire length of 9th Avenue
 - New DIP pipes with new valves and hydrant
 - Individual service lines will be replaced from main to the shut off valve
 - Temporary water system will be set up before the existing water main is shut down for replacement
 - Service interruptions
 - Anticipate twice (switch to temporary & to new)
 - Written notice when service will be interrupted




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Project Improvements

- Sewer and Water service interruptions
 - Will be scheduled
 - All affected properties will receive hand-delivered written notice at least 48-hours in advance
 - Interruptions won't happen before 9:00 am
 - Should not exceed 4 hour duration



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Project Improvements




- Storm Sewer
 - 9th Avenue
 - At intersections with 6th Street and 7th Street
 - 9th Street
 - Culvert at alley; inlets at 11th Street
 - 13th Street
 - Along entire block. Will fill existing ditches.
 - Alley North of 8th Avenue – west half

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Project Improvements




- Gas and Electric
 - Located mostly in the alleys
 - No improvements or replacements are proposed
 - No service interruptions are planned
 - If interruption of a service becomes necessary, it will be coordinated with the affected property

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Trees and Bushes



- Approach will be to preserve as many as practical
- Some trees and bushes will need to be removed
- Considerations:
 - Long-term health and viability
 - Public safety
 - Location of improvements – especially utility services
 - Impacts on the public investment being made

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Property Impacts



- City owns right-of-way along each project block
 - Typically 66-feet for Avenues and Streets
 - 20-feet in Alleys
- Work will be confined to existing right-of-way
- No easements needed
- May need access onto property for water or sewer service connection, or for driveway repair

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Property Impacts



- Existing fences or garages - no impacts anticipated
- Existing private sidewalks - will replace as necessary
- Existing landscaping
 - If close to curb, pavement, sidewalk, or water shut off and you want to keep it, remove it in advance
- Boulevard areas will be replaced with seed
- Contact us if you have specific questions

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Project Schedule




- Bids were opened May 8th.
 - Low bidder was Northland Constructors of Duluth
- City Council awarded contract May 14th
- Notice to proceed should be issued this week
- Work likely to start June 18th

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Project Schedule




- Not all blocks will have the same schedule
 - Contract has limits on how many blocks can be under construction at the same time

- Contract has time limits from start of work on a block until it has the new gravel in place
 - Generally about 3 weeks for each block
 - 13th Street – 4 weeks (because of utility work)
 - 9th Avenue – 6 weeks (because of utility work)

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Project Schedule




- Time from gravel until pavement is placed
 - Generally about 4 weeks
 - Contractor allowed to group blocks for concrete and paving work for efficiency

- Working hours: 7:00 am to 7:00 pm Monday - Friday
 - Saturdays may be worked occasionally
 - No work on Sundays or Holidays unless emergency
 - Weather may require adjustments in schedule

- Project completion date is October 5th

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Access



- 9th Avenue will be closed for about 1 month

- All other blocks should usually be accessible at the end of each day
 - Driveways should be accessible 7:00 pm to 7:00 am
 - Businesses should always be accessible

- Alleys might only be accessible from one end

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Access



- Activities with most impact on accessibility
 - Underground utility work
 - Paving
 - Concrete curbs and alley aprons
 - Will try to coordinate with affected properties to get vehicles out before work starts
- For concrete at driveways, will be a curing period
 - Anticipate 5 to 7 days before can be driven upon
 - Notices will be provided in advance
 - Parking along the street will be allowed

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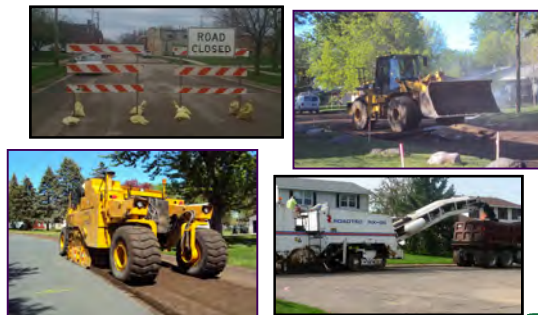
Construction - Preparation



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Construction - Removals



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Construction – Trees & Bushes

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Utilities & Excavation

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Curbs & Driveways

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Grading & Paving




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Boulevards



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Access & Services




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Communication


- Resident Project Representative (RPR)
- Bolton & Menk will have RPR on site daily
 - Garey Pankonin
 - Cell: 763-355-4380
- RPR will be primary contact for residents
 - Questions, comments, concerns should go to him

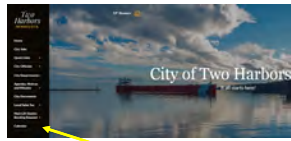
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Communication

- Written notices
 - Service interruptions
 - Curbing, paving
 - Other critical items
- City Hall:
 - 218-834-5631
 - <http://www.twoharborsmn.gov/> Link will be here
- Refrain from contacting the Contractor directly


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Project Costs


- Construction contract per low bid: \$1,527,600
- City is funding all of the following:
 - Underground utility mains (sanitary, water, storm)
 - Non-standard items for the street construction (i.e. impacted soil, rock excavation)
- A portion of the remaining costs will be assessed against properties in the project area
 - Updated assessment policy adopted April 23, 2018

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Assessments




- Information tonight – estimated based on bid
 - Actual assessment amounts will be calculated after final construction costs are known
- Separate meeting on assessments – Fall 2018
 - All property owners will receive written notice
 - Time and date of meeting
 - Exact proposed assessment
- Properties owners will have method to formally object to assessments at that time

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Assessments




- Project costs to be assessed
 - Street costs (structural section, curb & gutter)
 - Avenues: 50% Assessed
 - Streets: 15% Assessed
 - Alleys: 50% Assessed
 - Sidewalks
 - Avenues: 50% Assessed
 - Streets: 15% Assessed

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Assessments



- Utility Service Costs (individual lines to properties)
 - Water: 0% from main through the curb stop
100% from curb stop to the house
 - Sanitary: 100% from sewer main to house
- Assessment deferrals
 - Must apply for & meet specific requirements
 - Deferral, NOT forgiveness
 - Interest accumulates during deferral

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Assessments



- Estimated assessments based on low bid
 - 9th Avenue \$11,725
 - 9th Street \$7,200
 - 13th Street \$8,300
 - Alleys \$3,500 to \$4,300
- The amounts shown above do not include the costs for individual utility service lines
 - Sanitary sewer services on 9th Avenue and 13th Street

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Conclusion



- Did this meeting meet its goals?
 - Prepare for construction
 - Be informed on the schedule
 - Learn about what you can expect to see
 - Understand the communication process
 - Receive information on updated project costs
- We appreciate your patience and cooperation, and look forward to a successful project!

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Questions / Discussion



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