

# Becker Park Neighborhood

## Street Reconstruction

2013– Phase 13 Becker Park Neighborhood Street Reconstruction

May 8, 2013

Newsletter No. 1

Here We Go .....

### Recent Events

The City of Crystal awarded the Phase 13 Becker Park Neighborhood Street Reconstruction contract to Palda and Son's (contractor) on April 16, 2013.

### Tentative Schedule

Please review the enclosed location map of the overall project to see how the contractor plans to sequence the work beginning with Area A, then Areas B, C, D and E. Each area has an expected start date that refers to when major work will begin that will disrupt traffic. Miscellaneous work that does not disrupt traffic will be done concurrently.

The scheduled dates are a result of the contractor's best guess of progress. Many factors, including weather conditions and coordination

of private utility construction, may change the schedule. We will keep you posted on any significant changes. Keep the map handy, as future newsletters will refer to activities in Areas A, B, C, D and E. We suggest that you attach the map to your refrigerator.

Occasionally, work activities will block access to your driveway for short durations at random times throughout the day. If you need to get in or out during these times, talk to the contractor's supervisor and let them know. *Anyone with special transportation needs (such as Metro Mobility) please call us now* (see the "Communications" section below). If your access will be blocked for a continuous period of several days, the contractor will notify each of you as to the expected duration and alternative

parking locations. An example of such an occurrence would be before and after concrete curb and gutter is installed. The overnight parking restrictions will be relaxed as needed during these periods.

### Private Utility Work Began in April

**CenterPoint Energy** – With the exception of Douglas Drive, 55<sup>th</sup> Avenue and Sherburne Avenue in Area A and St. Raphael Drive in Area C-1, CenterPoint Energy will replace the gas main along all streets within the project limits. After the main is replaced, they will install new gas service lines to homes. Area A is expected to be completed about May 17. Upon completing Area A, CenterPoint Energy will continue the same work in Area B. Later this spring they will work in Areas C, D and E.

**Xcel Energy** - During the month of May, their crews will begin relocating light poles at various intersections throughout the project area out of the way of the proposed curb and gutter.

### Street Reconstruction Work Begins May 13

The contractor will begin removing boulevard trees beginning with Area B, then Areas C, D and E that are in the way of street reconstruction activities during the week of **May 13**. Their reclaim machine will begin recycling the existing blacktop and gravel base in Area A on **May 20**. The reclaim machine will grind the blacktop and gravel base together as it travels down the street. This new mixture is left in place to give everyone a good,

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### Important Reminders

**Emergencies:** If you have an **emergency situation** regarding the street reconstruction project after working hours, please call Palda and Son's respondent at 651.403.9809. If necessary, you may call 911.

**Construction Safety:** Due to the nature of school bus stops in the project area, pedestrians (mostly children) must walk through the construction activities. Please remind your children to stay **as far as possible** from all construction activities and equipment. **Construction safety is our utmost concern and your cooperation is imperative.** Construction activities are extremely dangerous and we do not want any mishaps.

**Survey Stakes and Utility Flags:** Surveyor stakes and colored utility flags will continue to be placed along streets throughout the project. They are hard to miss because they have a colored ribbon or flags tied to them. These stakes and flags guide the contractors operations. **Please do not tamper with these stakes in any way. These must remain in place until the sod is placed in front of your home.**

**Yard Parties:** Please let us know now of any large events you have planned at your home during the spring, summer, and fall. These events include, but might not be limited to, large yard parties for graduations or wedding receptions.

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temporary driving surface. That will be followed by private sanitary sewer service replacements. Then storm sewer, drain tile, rain gardens and curb and gutter will be constructed. Following that will be the initial street paving, driveway construction, topsoil placement, and sodding. The second layer of asphalt surfacing and rain garden plantings will take place in spring 2014. The exception is Area A, which will have its second layer of asphalt surfacing placed in 2013.

Construction hours will generally be 7:00 a.m. to 7:00 p.m., Monday through Friday, with occasional work in the evening and Saturday.

## **Private Driveway & Sanitary Sewer Service Replacement - Crystal Residents Only**

Enclosed is information on the sanitary sewer service repair and driveway replacement program. We already have names of interested residents on file. The City will be making appointments to discuss the details of the sanitary sewer service repair program. The Contractor will be making appointments to discuss the details of the driveway replacement program.

**Reminder to residents interested in replacing their sanitary sewer service.** Private sewer contractors have been providing quotes and doing sanitary sewer service repair work from the house to the property line. Contrary to what some may believe, the City contractor will **not** complete that work to the sanitary sewer main in the center of the street unless you initiate a separate contract with the City. Additionally, the City contractor will only replace private sewer service from the center of the street to just behind the curb. If you retain a separate private contractor to replace pipe from the house towards the street, make sure this contractor understands the limits of the City contractor work. Please call Dave Fritzke, Crystal City Engineering Department, at

763.531.1163 or [dave.fritzke@crystalmn.gov](mailto:dave.fritzke@crystalmn.gov) with questions or comments about this alert.

*If you are interested in driveway or sewer repair and **did not specify that on the survey**, please now contact Dave Fritzke.*

**Areas A and B residents who have not yet expressed their interest in a sanitary sewer service repair must contact Dave before May 20.**

**Areas A and B residents who have not yet expressed their interest in a driveway replacement must contact Dave before May 24.**

Dave will contact the residents who are interested in the sanitary sewer repair program beginning in Areas A and B to discuss details. Residents in Area A have until **May 23** to enter into a contract with the City to repair their sanitary sewer service. Residents in Area B have until **May 30** to enter into a contract with the City to repair their sanitary sewer service. Residents in Areas C, D and E will be contacted early or mid summer.

The Contractor will contact residents interested in the driveway replacement program beginning in Areas A and B to set up appointments to discuss details. **Residents who are in Area A have until May 30 to return their signed Temporary Construction Release and Right of Entry Form to Dave Fritzke, at City Hall, in order to replace their driveway using the street contractor.** Residents in Area B have until June 7 to return their signed Temporary Construction Release and Right of Entry Form to Dave. Residents in Areas C, D and E will be contacted early or mid summer.

We thank you in advance for the effort to meet the deadlines. It is necessary to complete this private work in a systematic and orderly fashion to keep the overall project on schedule.

## **Boulevard Landscaping Features**

If you have placed private landscaping features in the City boulevard (up to 15' beyond the edge of the street) that are of value to you, and their location conflicts with proposed street reconstruction activities, please **now** relocate them out of the boulevard, especially if you live in Areas A and B. If you choose not to relocate your particular feature before street reconstruction begins in front of your home, the contractor will dispose of the feature for you as part of their work. These landscaping features include, but are not limited to, mulch, plastic and brick garden edging, decorative stones, statues, and plants or bushes. If you have any questions about whether or not street reconstruction activities will disturb your particular landscaping feature, please contact Travis Evenson or Mick Cyert (see the "Communications" section below).

## **Irrigation and Pet Containment Systems**

If you own an irrigation or pet containment system, please contact Mick Cyert (see the "Communications" section below). In the meantime, temporarily relocate your system out of the boulevard to a distance of 15' beyond the edge of the street.

Later, we will let you know when it is safe for you to reinstall these systems in their original location.

## **Special Assessment Update - Crystal Residents**

The deadline to prepay your entire assessment or a portion of it, without interest is May 16, 2013 at 4:30 PM.

You can still prepay your entire assessment, or a portion of it, until November 27 at a 5.0% interest rate charged from the levy date, April 16, 2013. If you take no action by November 27, your assessment will be added to your property tax statement.

If you have questions or concerns about your assessment, please contact Gail at Crystal City Hall at 763.531.1118 or [Gail.VanKrevelen@crystalmn.gov](mailto:Gail.VanKrevelen@crystalmn.gov).

## Field Office

The field office will be located at the south west corner of 52<sup>nd</sup> Avenue and Douglas Drive. Travis Evenson of Short Elliott Hendrickson (SEH) will be available there throughout the project. Please contact either Travis or Mick Cyert (see the "Communications" section below).

You can put project related written correspondence in the utility payment mailbox located outside City Hall.

## Communications

You will receive newsletters throughout the course of the project through the mail to keep you up-to-

date. Additionally, periodic construction updates can be viewed on Crystal's website at [http://www.crystalmn.gov/city\\_departments/phase\\_13\\_street\\_reconstruction\\_project.html](http://www.crystalmn.gov/city_departments/phase_13_street_reconstruction_project.html)

Anytime you have questions or comments, please contact:

Travis Evenson of SEH at 952.912.2610 or [tevenson@sehinc.com](mailto:tevenson@sehinc.com).

Or

Mick Cyert of the City of Crystal at 763.531.1161 or [mick.cyert@crystalmn.gov](mailto:mick.cyert@crystalmn.gov).

## Driveway Ordinance

### Reminder - Crystal Residents Only

If you plan to sell your home in the future, be aware that your driveway

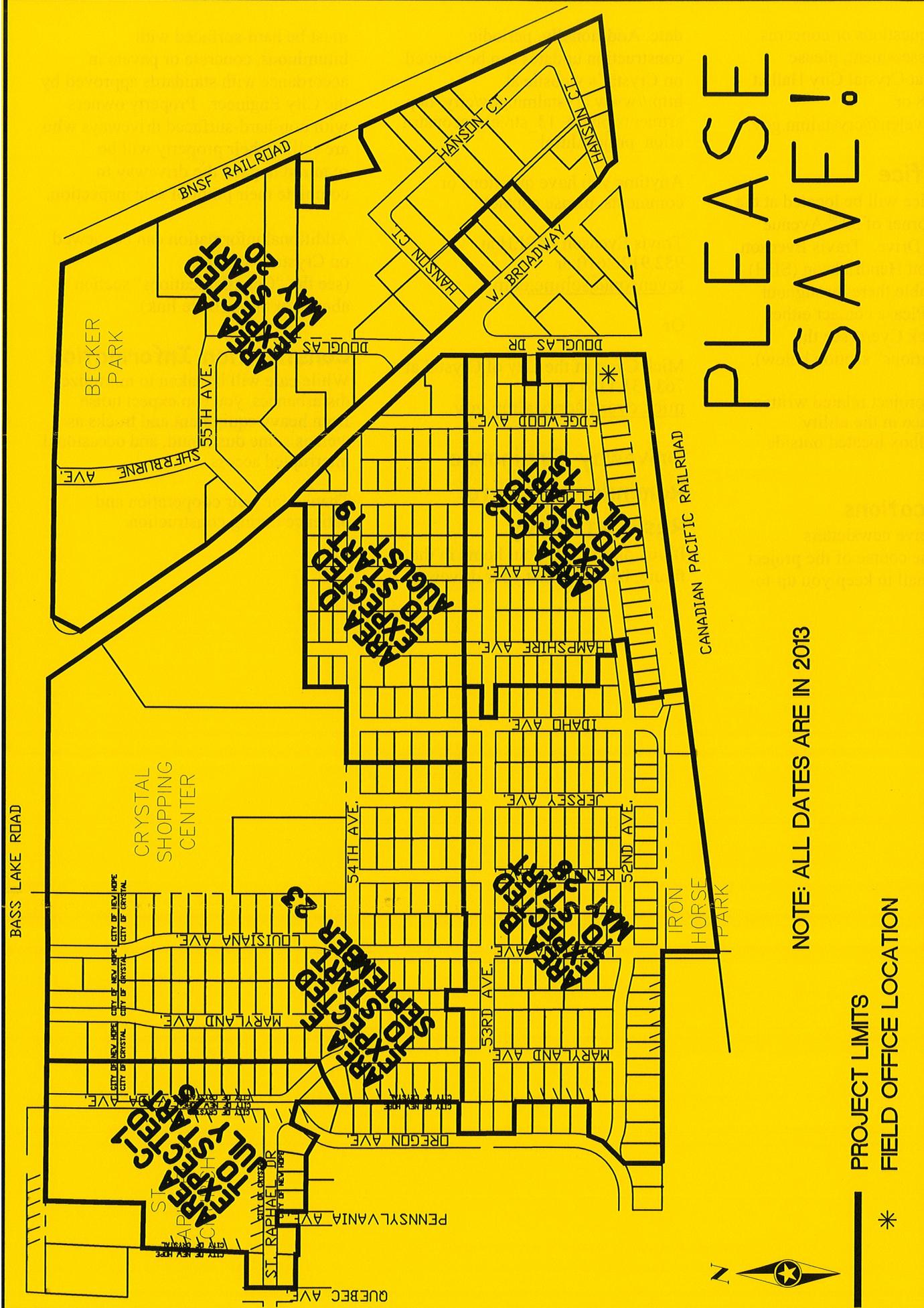
must be hard-surfaced with bituminous, concrete or pavers in accordance with standards approved by the City Engineer. Property owners with non-hard-surfaced driveways who are selling their property will be required to pave the driveway to complete their point of sale inspection.

Additional information can be viewed on Crystal's website (see the "Communications" section above for the website link).

## Construction Information

While care will be taken to minimize disturbances, you can expect noise from heavy equipment and trucks as well as some dust, mud, and occasional interrupted access.

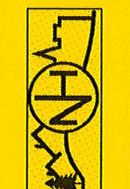
Thanks for your cooperation and patience during construction.



# PLEASE SAVE!

NOTE: ALL DATES ARE IN 2013

- PROJECT LIMITS
- \* FIELD OFFICE LOCATION



## 2013 - Phase 13 Becker Park Street Reconstruction

FILE NO.  
2012-13

# Private Driveway Repair

## 2013 – Phase 13 Becker Park Street Reconstruction

The City of Crystal is pleased to offer property owners in Phase 13 an opportunity to upgrade their existing driveways. Many of you responded in one of the past surveys indicating an interest in getting a price from the contractor doing the street reconstruction work. We have your name and will be contacting you throughout the construction season with more details. Our priority is to contact those people in Areas A and B. This is the area where the contractor will be starting work. Next, we will contact residents in Areas C, D and E.

*The driveway upgrading work is completely optional*, whether you use the contractor doing the street project or another firm of your choosing. The advantage to using the contractor doing the street reconstruction is that a lower cost to the homeowner is a possibility and the cost can be financed at 5.0% simple interest over 15 years through the special assessment process.

### 1. *What specifically is being offered?*

The City's contractor will remove your existing driveway and replace it with 2 ½ inches of blacktop surfacing and 6 inches of gravel base or 6 inches of concrete and 4 inches of sand. The work would be done in accordance with the project specifications and would carry a one-year warranty from the date of project acceptance (estimated to be June 2014).

### 2. *How much will this cost me?*

The contractor submitted bid prices for the various combinations of driveway upgrades. The prices are \$27.89/SY to install a new bituminous driveway and \$43.18/SY to install a new concrete driveway. The total cost for your driveway will depend on what work needs to be done. An appointment will be made with you to determine the amount of work and a written price will be given to you.

### 3. *What do I do if I'm interested?*

If you have not yet requested price information for the option of having the street contractor replace your driveway, please now contact Dave Fritzke, Crystal City Engineering Department, at 763.531.1163 or [dave.fritzke@crystalmn.gov](mailto:dave.fritzke@crystalmn.gov), regardless of which area you live in.

Dave will forward your contact information to the contractor who will first contact residents in Areas A and B to set up appointments to discuss price information. Residents in Areas A and B who have not yet expressed interest must request pricing information by **May 24**.

Residents in Area A will have until **May 30** and residents in Area B will have until **June 7** to return their signed temporary construction release and right of entry form to Dave Fritzke at City Hall to replace their driveway using the street contractor. Please do **not** wait until the last day to execute your contract with the City. Residents in Areas C, D and E will be contacted later this spring or early summer.

### 4. *How will I pay for this work?*

The City will pay the contractor doing the street reconstruction for the work at the time it occurs. The City will then assess that cost to your property relating to your driveway work in a manner similar to the street assessment. You would have the option to prepay the full or partial amount before incurring interest cost. The deadline for payment without interest will be November 27, 2013.

### 5. *Am I required to have this work done?*

No. This is completely optional.

### 6. *Can I get my existing driveway widened or a portion replaced instead of the whole driveway?*

A portion of your existing driveway may be replaced instead of the whole driveway, however, widening your existing driveway is not being offered with this project. Widening your new driveway is acceptable, provided the widening satisfies City code regarding driveway widths. This would be discussed with you at the time the estimate is prepared. However, the City reserves the right not to undertake some work that would result in an unsatisfactory finished condition.

### 7. *When would the driveway work be done?*

Driveway work would start in June in Areas A and B and continue in Areas C, D and E throughout the summer and fall. The driveways would be done after the sanitary sewer service repairs, storm sewer, drain tile, curb and gutter, and street grading was done on your street. If you wanted to replace your driveway, the existing driveway would remain in place as long as possible until the new driveway is constructed. An interim gravel surface would allow access on the driveway.

### 8. *Do I have to use the City's contractor to do the work?*

It is not required to use the City's contractor. However, you and a separate contractor would have to closely coordinate with the City's contractor and fit their schedule if you intend to do the work this summer. In addition, you would not be able to use the special assessment option for paying for the work.

### 9. *What about City driveway codes?*

Your existing driveway including the width at the street may or may not meet City code. If it does not, you will shortly be receiving a separate letter indicating any non-compliance issues and the necessary correction. If you are putting in a new driveway as part of this project or at any time in the future, the driveway will have to be built in compliance with the current code. If you are not replacing your driveway now, certain portions in the street right of way, including the width of the opening at the street will be constructed to meet current code, per the letter you may receive.

# **Sanitary Sewer Service Repair From the Sewer Main in the Street to Your Property Line**

## **2013 – Phase 13 Becker Park Street Reconstruction**

Many property owners have indicated an interest in repairing their sanitary sewer service line between the sewer main in the street and the property line. We have your name and will be contacting you throughout the construction season with more details. Our priority is to contact those people in Areas A and B. Repairing the sanitary sewer service line between your property line and your home is not being offered.

*The repair of your sanitary sewer service is completely optional*, whether you use the contractor doing the street project or a firm of your own choosing. According to City ordinance, you own the sewer service pipe from inside your home to the sewer main in the street. When problems arise, you are responsible for repair and replacement of that pipe including any costs for street or boulevard repair that may be required because of the sewer work. You can avoid the street and boulevard repair costs by coordinating your sewer repair with the street reconstruction work. Furthermore, the cost can be financed at 5.0% simple interest per year over 15 years through the special assessment process. See No. 7 below for limitations on the special assessment option.

1. ***What specifically is being offered?*** Because this repair is intended to minimize future damage to the new street, the repair needs to occur within or immediately adjacent to your boulevard. The contractor will excavate and cut and remove up to 20 feet of faulty pipe from the connection at the edge of the street to the connection at the sanitary sewer main in the center of the street and a City Public Works inspector will shine a light to your property line in the pipe to confirm the work will correct all visible problems. If there are problems beyond 20 feet, **up to your property line**, the contractor will replace the faulty sections of sewer line and the resident is charged accordingly. The work would be done in accordance with the project specifications and would carry a one-year warranty from the date of final project acceptance (estimated to be June 2014).
2. ***How much will it cost me?*** It will cost \$1,622 to expose and repair a 4-inch sanitary sewer service connection and up to 20 feet of 4-inch sewer pipe. If the visual inspection at either depth shows that more than 20 feet of 4-inch sewer pipe needs to be replaced, it will cost \$39.41 per linear foot of additional pipe to be replaced.  
  
If your sewer service connection size is 6-inches, the costs will be \$1,649 to expose and repair the service connection and \$41.27 per linear foot of additional pipe beyond 20 feet, if necessary.
3. ***What do I do if I'm interested?*** If you have not yet requested price information for the option of having the street contractor repair your private sanitary sewer pipe, please now contact Dave Fritzke, Crystal City Engineering Department, at 763.531.1163 or [dave.fritzke@crystalmn.gov](mailto:dave.fritzke@crystalmn.gov).  
  
Residents will have to enter into a contract with the City to repair their sanitary sewer service using the street contractor. Dave will mail the contracts to residents in Areas A and B. Residents in Areas A and B who have not yet expressed interest must request pricing information by **May 20**.  
  
Residents in Area A will have until **May 23** and residents in Area B will have until **May 30** to return their signed temporary construction release and right of entry form to Dave Fritzke at City Hall to repair their sanitary sewer service using the street contractor. Please do not wait until the last day to execute your contract with the City. Residents in Areas C, D and E will be contacted later this spring or early summer.
4. ***How will I pay for this work?*** The City will pay the contractor for the work at the time it occurs. The City will then assess that cost to your property relating to your sanitary sewer work in a manner similar to the street assessment. You would have the option to prepay the full or partial amount before incurring interest cost. The deadline for payment without interest will be November 27, 2013.
5. ***Am I required to have this work done?*** No. This is completely optional, but strongly recommended if you have a sewer service problem.
6. ***When would the repair work be done?*** Sanitary sewer service repair will begin immediately for residents in Areas A and B. The work will occur later this summer in Areas C, D and E. The contractor needs to perform this work before proceeding with the balance of the street work.
7. ***Do I have to use the City's contractor to do the work?*** It is not required to use the City's contractor. However, you and a separate contractor would have to closely coordinate with the City's contractor and fit their schedule. In addition, you would not be able to use the special assessment option for paying for the work.

**PHASE 13  
CITY OF CRYSTAL  
DRIVEWAY WARRANTY  
(BLACKTOP)**

Blacktop driveways are covered under warranty for a one-year period starting from the time of placement, against:

- Insufficient quantities or thickness of installed materials.
- Materials installed which do not meet project specifications.
- Excessive cracking (i.e. chuckholes and alligator cracking) due to faulty installation or materials.
- Variations in the slope of the finished surface of more than ¼ inch in 10 feet.
- Poor surface finishes due to faulty workmanship or materials.

Blacktop driveways are *not* covered under warranty against:

- Cracks caused by frost heave. In Minnesota, the frost routinely penetrates the ground as deep as 4 to 6 feet. The wet clay soils in the project area, when frozen, will expand and the surface will rise sometimes as much as 1 or 2 inches. To compound matters, the expansion is rarely uniform. When the surface raises, it stretches the blacktop resulting in a crack. These kinds of cracks also occur in the street. It is cost-prohibitive to remove the clay soil and replace it with frost resistant soils to avoid this situation.
- Tire marks which may occur initially until your driveway cures out with age and continued use. Radial tires, especially on front wheel drive vehicles, may leave tire marks on new asphalt because they can get hot from the flexing of steel and rubber, and be extra careful when turning for the first few months. Your car should be *in motion* before turning the steering wheel. Do not park in the same place on hot days for extended periods.
- Penetration marks caused by sharp objects such as motorcycle and bicycle kickstands, ladders, trailer jacks, spike heels, etc.
- Shallow puddles called "bird baths" could occur if there is less than a 2% grade. Bird baths may be up to 3/16" deep.
- Settlement of new construction due to prior poor compaction of subsoils by others, especially next to foundation walls.
- Damage caused by leakage of gasoline, oil, or other flammable liquids onto the driveway.
- Edge cracking of the driveway due to failure of the owner to maintain supporting materials along the edge, such as sod or grass, or driving too close to the edge.
- Cracking of the driveway due to the growth or decay of tree rots below the surface.

If you have any questions regarding this information, please call Dave Fritzke at 763-531-1163 or Mick Cyert at 763-531-1161 from the City of Crystal.

**PHASE 13  
CITY OF CRYSTAL  
DRIVEWAY WARRANTY  
(CONCRETE)**

Concrete driveways are covered under warranty for a one-year period starting from time of placement, against:

- Insufficient quantities or thicknesses of installed materials.
- Materials installed which do not meet project specifications.
- Excessive cracking outside of control joints due to faulty installation or materials.
- An excessive number of popouts, 5 or more per square yard. These are cone-shaped fragments which break out of the surface of the concrete. They leave a hole which might vary in size, generally from ¼ inch to 2 inches. Some popouts can be expected.
- Poor surface finishes due to poor workmanship or materials (i.e. poorly broomed, finishes, spalling).
- Variations in the slope of the finished surface of more than ¼ inch in 10 feet.

Concrete driveways are *not* covered under warranty against:

- Normal cracking. All concrete cracks as it dries and shrinks. To help control this shrinkage cracking, control joints are placed in the concrete. The concrete should then crack in the control joints. However, it is possible that hairline cracks will occur outside the control joints.
- Cracks caused by frost heave. Most of the time, these cracks should occur in the control joints. However, the same forces of nature and cost constraints described for the blacktop driveways apply to concrete driveways.
- Surface marks or cracks caused by using your driveway before it is five (5) days old.
- Shallow puddles called "bird baths" could occur if there is less than a 2% grade. Bird baths may be up to 3/16" deep.
- Settlement of new construction due to prior poor compaction of subsoil by others, especially next to foundation walls.
- Cracking of the driveway due to the growth or decay of tree roots below the surface.

If you have any questions regarding this information, please call Dave Fritzke at 763-531-1163 or Mick Cyert at 763-531-1161 from the City of Crystal.