



# Street Reconstruction Newsletter

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## 2016 – Phase 15 Twin Oaks Park Street Reconstruction April 15, 2016

## Newsletter No. 1

### Recent Events

The City of Crystal will vote on the Phase 15 Twin Oaks Park Neighborhood Street Reconstruction contract for Palda and Sons (contractor) on April 19, 2016.

### 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 and D. Each area has an expected start date when major work will begin and 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 and D. 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. 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). If your access will be blocked for a continuous period over several days, the contractor will notify each of you the expected duration and suggest alternative parking locations. An example would be before and after concrete curb and gutter is installed. The overnight parking restrictions will be relaxed as needed during these periods.

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### Important Reminders

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**Emergencies:** If you have an **emergency situation** regarding the street reconstruction project after working hours, please 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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### Private Utility Work Began in April

**CenterPoint Energy** – Beginning last fall and continuing the first half of April, the crews completed the installation of new gas mains in approximately two-thirds of the project area. Crews also installed gas service lines to homes in the northeast portion of the project area. CenterPoint Energy will complete the gas main in the project area and continue replacement of gas service lines during the month of May.

**Xcel Energy** – During the month of May, their crews will begin relocating light and utility poles at

various intersections throughout the project area out of the way of the proposed curb and gutter.

## Street Reconstruction Work Begins April 20

The contractor will begin removing boulevard trees beginning with Area A, then Areas B, C and D that are in the way of street reconstruction activities on **April 20**. Their reclaim machine will begin recycling the existing blacktop and gravel base in Area A on **April 21**. 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, temporary driving surface. That will be followed by private sanitary sewer service replacements. Then storm sewer, drain tile and curb and gutter will be constructed. Following that will be the initial street paving, driveway construction, rain gardens, topsoil placement and sodding. The second layer of asphalt surfacing and rain garden plantings will take place in spring 2017.

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

## Private Driveway & Sanitary Sewer Service Replacement

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 mailing estimates to those who have expressed interest in 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.** The city contractor will **not** complete sanitary sewer service repair work from the house to the property line. However, private sewer contractors have been providing quotes and doing sanitary sewer service repair work from the house to the property line. The city contractor will only replace private sewer service from the center of the street to just behind the curb if you complete a separate contract with the city. 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 contact Mick Cyert, Crystal City Engineering Department, at 763-531-1161 or [phase15@crystalmn.gov](mailto:phase15@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 Mick Cyert.*

**Area A residents who have not yet expressed their interest in a sanitary sewer service repair must contact Mick by April 25.**

**Area A residents who have not yet expressed their interest in a driveway replacement must contact Mick by May 4.**

Mick will contact the residents who are interested in the sanitary sewer repair program beginning in Area A to discuss details. Residents in Area A have until **April 29** to enter into a contract with the city to repair their sanitary sewer service. Residents in Areas B, C and D will be contacted early or mid-summer.

The contractor will contact residents interested in the driveway replacement program beginning in Area A to set up appointments to

discuss details. **Residents who are in Area A have until May 13 to return their signed Temporary Construction Release and Right of Entry Form to Mick Cyert, at city hall, in order to replace their driveway using the street contractor.** Residents in Areas B, C and D 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, please **now** relocate them out of the boulevard. If you choose not to relocate your particular item(s) before street reconstruction begins in front of your home, the contractor may remove and dispose of the item(s), and will not replace them. These landscaping items include, but are not limited to, mulch, plastic and brick garden edging, decorative stones, statues, plants or bushes. If you have any questions about whether street reconstruction activities will disturb your particular landscaping feature, please contact AJ Soland or Mick Cyert (see the "Communications" section).

Please watch for updates in the Street Reconstruction Newsletter outlining when you may reinstall these items in their original location.

## Irrigation and Pet Containment Systems

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

distance of 15 feet beyond the edge of the street.

Later, we will let you know when it is acceptable 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 19, 2016 at 4:30 p.m.

You can still prepay your entire assessment, or a portion of it, until Nov. 29, 2016 at a 4.5% interest rate charged from the levy date, April 19, 2016. If you take no action by Nov. 29, 2016, 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.Petschl@crystalmn.gov](mailto:Gail.Petschl@crystalmn.gov).

### **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 [www.crystalmn.gov/city\\_departments/phase\\_15\\_street\\_reconstruction\\_project.php](http://www.crystalmn.gov/city_departments/phase_15_street_reconstruction_project.php)

You can put project-related written correspondence in the utility payment mailbox located outside city hall.

Anytime you have questions or comments, please contact:

AJ Soland of SEH  
at 952-912-2610

Or

Mick Cyert of the City of Crystal at 763-531-1161 or [phase15@crystalmn.gov](mailto:phase15@crystalmn.gov).

### **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.



- 1 ADAIR AVE N
- 2 UNITY COURT
- 3 ANGELINE COURT
- 4 PERRY CIRCLE
- 5 TWIN LAKE TERRACE



----- AREA LIMITS  
 \_\_\_\_\_ PROJECT LIMITS  
 \* FIELD OFFICE LOCATION

NOTE: ALL DATES ARE IN 2016

PLEASE  
 SAVE!

AREA B  
 EXPECTED  
 TO START  
 MAY 29



2016 - PHASE 15 TWIN OAKS PARK STREET RECONSTRUCTION

FILE NO.  
 CRYST 136234

2015-15

# **Sanitary Sewer Service Repair**

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

### **2016 – Phase 15 Twin Oaks 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. If you have already contacted the city about this program, we will be contacting you throughout the construction season with more details. Please note, repairing the sanitary sewer service line between your property line and your home is not being offered as part of this project.

*The repair of your sanitary sewer service is completely optional*, whether you use the contractor doing the street project or another contractor of your own choosing. According to city ordinance, property owners own the sewer service pipe from inside their home to the sewer main in the street. When problems arise, property owners 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. Property owners can avoid the street and boulevard repair costs by coordinating the sewer repair with the street reconstruction work. Furthermore, the cost can be financed at 4.5% 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, 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. A city inspector will inspect the remainder of the pipe towards the property line to confirm the work will correct all visible problems. If there are problems beyond the first 20 feet removed, **up to your property line**, the contractor will replace the faulty sections of sewer line and the property is charged accordingly. The work will be done in accordance with the project specifications and would carry a one-year warranty from the date of repair completion.
2. ***How much will it cost me?*** It will cost \$2,001 to expose and repair a 4-inch sanitary sewer service connection and up to 20 feet of a typical 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 \$39.68 per linear foot of additional pipe to be replaced.

If your sewer service connection is 6-inches, the cost will be \$2,086 to expose and repair the service connection and \$47 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 having the street contractor repair your private sanitary sewer pipe, please now contact Mick Cyert, Crystal City Engineering Department, at 763-531-1161 or phase15@crystalmn.gov.

Residents will have to enter into a contract with the city to repair their sanitary sewer service using the street contractor. Mick will mail the contracts to residents in Area A. Residents in Area A who have not yet expressed interest must request pricing information by **April 25**.

Residents in Area A will have until **April 29** to return their signed temporary construction release and right of entry form to Mick Cyert at city hall to repair their sanitary sewer service using the street contractor. Due to construction scheduling, the construction release and right of entry form will not be accepted after the deadline date. Residents in Areas B, C and D 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 the sanitary sewer work cost to your property in a manner similar to the street assessment. You have the option to prepay the full or partial amount before incurring interest cost. The deadline for payment without interest will be Nov. 29, 2016.
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 Area A. The work will occur later this summer in Areas B, C and D. 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.

# Private Driveway Repair

## 2016 – Phase 15 Twin Oaks Park Street Reconstruction

The City of Crystal is pleased to offer property owners in Phase 15 an opportunity to replace their existing driveways. Many residents responded in one of the past surveys indicating an interest in getting a price from the contractor doing the street reconstruction work. For residents who have already expressed interest in the program, the contractor will be contacting you to arrange a meeting for a quote. We will start contacting residents in Area A where the contractor will be starting work. Areas B, C and D will follow sequentially.

*The driveway replacement work is completely optional*, whether you use the contractor doing the street project or another contractor of your choosing. The advantage to using the contractor doing the street reconstruction is a possible lower cost to the homeowner and the cost can be financed at 4.5% 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 placement.

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

The contractor submitted bid prices for the various combinations of driveway upgrades. The prices are \$35/SY to install a new bituminous driveway and \$51.61/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 contact Mick Cyert, Crystal Engineering Department, at 763-531-1161 or [phase15@crystalmn.gov](mailto:phase15@crystalmn.gov), regardless of which area you live in.

Mick will forward your contact information to the contractor who will first contact residents in Area A to set up appointments to discuss price information. Residents in Area A who have not yet expressed interest must request pricing information by **May 4**.

Residents in Area A will have until **May 13** to return their signed temporary construction release and right of entry form to Mick at city hall to replace their driveway using the street contractor. Due to construction scheduling, the construction release and right of entry form will not be accepted after the deadline date. Residents in Areas B, C and D 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 Nov. 29, 2016.

### 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 May in Area A and continue in Areas B, C and D throughout the summer and fall. The driveways would be done towards the end of the street reconstruction in front of your home. 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.

## CITY OF CRYSTAL DRIVEWAY WARRANTY - ASPHALT

Asphalt driveways are covered under warranty for one-year 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.

Asphalt 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 rises, it stretches the asphalt 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 initially occur until your driveway cures and ages with 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>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,” which 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 gasoline, oil, or other flammable liquids leaked onto the driveway.
- Edge cracking of the driveway due to failure 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 roots below the surface.

If you have any questions regarding this information, please contact Mick Cyert, Crystal City Engineering Department, at 763-531-1161 or [phase15@crystalmn.gov](mailto:phase15@crystalmn.gov).

## **CITY OF CRYSTAL DRIVEWAY WARRANTY - CONCRETE**

Concrete driveways are covered under warranty for a one-year from the 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 (five 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 asphalt driveways apply to concrete driveways.
- Surface marks or cracks caused by using your driveway before it is five 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 contact Mick Cyert, Crystal City Engineering Department, at 763-531-1161 or [phase15@crystalmn.gov](mailto:phase15@crystalmn.gov).