

Street & Utility Improvements – 2017 (7th Ave., 9th St., & 11th St. SW) Newsletter



Real People. Real Solutions.

CONSTRUCTION INCLUDES:

- Sanitary sewer and service lines
- Water mains and service lines
- Storm Sewer
- Street construction
- Driveway and turf restoration
- Private utility relocations

CONSTRUCTION SCHEDULE:

Start: June 12, 2017

Finish: November 3, 2017

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Project Introduction

As you know, the City of Pipestone is undertaking a construction project to improve the city streets and utilities along 7th Avenue SW from 7th St. to 11th St., 9th Street SW from 8th Ave. to 6th Ave., and 11th Street SW from 8th Ave. to east of 3rd Ave. The project includes full reconstruction of the street surfacing and underground utilities. Construction is scheduled to begin on June 12, 2017.

The contractor for the project is Quam Construction Company, Inc. from Willmar, Minnesota. In addition to their own staff, Quam Construction will also employ several subcontractors for the project.

Bolton & Menk, Inc. is the City's engineer for the project, and will act as an extension of City Staff monitoring the construction work and interacting with the contractor on a daily basis. Bolton & Menk is also your means of communication with the contractor. Should any questions or concerns arise during the construction process, please contact Bolton & Menk's representatives listed on the lower left side.

Private Utilities

Private Utility Companies have already been working in the area to relocate their lines. This work is not under the direction or supervision of the City but is necessary to prepare for the proposed construction. We understand that this work has resulted in some rather disruptive and messy conditions, and we ask that you please be patient as the various contractors work to complete their individual portion of the improvements.

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.

Water Shutdowns

Occasional water shut-downs 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 shut downs required.

Garbage & Recycling

We will be in touch with you as the project gets underway regarding locations for garbage and recycling pick-up. Please write or display your house number prominently on your recycle bin so that it can be returned to you.

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Important Information

Basic Steps in the Construction Process

Underground utility construction is typically completed in phases, often making it look like the Contractor is digging up dirt that they just dug up a few days ago. The sanitary sewer main is typically the deepest of all the utilities and is generally constructed first. The sanitary sewer services will be replaced to the right-of-way line in conjunction with the sanitary sewer main construction.

The water main is typically installed after the sanitary sewer main and services. The water main is installed and tested in conformance with State Health Department Standards before the service lines are reconstructed and connected to your existing water service.

The shallowest of the utilities is generally the storm sewer, which is why it is typically constructed last.

After all of the main line utility work is constructed, the road will be excavated in preparation of roadway pavement construction.

Several weeks typically go by before the concrete pavement and curb & gutter construction begins. The concrete pavement curb & gutter construction is followed by the construction of the concrete driveway approaches. There will be times during the concrete construction process that you will not have access to your driveway. However, efforts will be made to allow traffic next to the new concrete construction as soon as possible. The concrete curing period is typically 7 days and any traffic on the concrete during this time can cause permanent damage. Topsoil placement in the disturbed lawn areas will occur after the concrete work is completed.

The roadway may remain as a gravel surface for an extended period before the concrete pavement is constructed. The roadway will be closed while the paving is underway and for several days to allow the pavement to cure.

The Contractor and Engineer will work with residents during the course of the construction to coordinate access needs, mail delivery and garbage pickup.

Should you have any questions or concerns at any time, please feel free to contact Bolton & Menk representatives at the phone number or email address listed on the front page. Troy Vulcan, Resident Project Representative with Bolton & Menk will be on-site working with Quam Construction Company, Inc. on a daily basis and is available to respond to any questions or concerns.

The construction process can be long and disruptive but these improvements are necessary to sustain the City's infrastructure and will continue to serve the community for many years. Thank you for your cooperation and 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 sometimes cause unforeseen delays.

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. With complications requiring a longer shutoff period, residents will be notified by a notice delivered to your front door.

Private Improvements in Right-of-Way

If you have improvements such as landscaping or irrigation systems 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. Please contact Bolton & Menk at the number listed above if you have concerns about your property and the potential construction impact.

Punchlist

After the project is substantially complete, the contractor will be given a "punchlist" of minor defects or uncompleted tasks. That work may take several weeks to complete. This punchlist work will require both your cooperation and patience. Please contact Troy Vulcan with 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. This can be reduced, of course, when it rains.

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.

Concrete 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 3 months. It is also best to avoid using ice melt products on the new concrete for the first year.