

COOPER AVENUE SOUTH FROM UNIVERSITY DRIVE SOUTH TO 22ND STREET SOUTH IMPROVEMENTS

CONSTRUCTION REVIEW

Welcome to the first edition of the Construction Review for the upcoming street and utility replacement project in your neighborhood area. This first newsletter is aimed at answering some of the general questions and concerns relating to the construction project.

Project Updates

Please note that this newsletter and any future newsletters will be on the City's website at www.ci.stcloud.mn.us, click on Road Construction Projects. The City of St. Cloud recently started a blog on our City website to help residents get up-to-date information on projects, road closures and weather events within the City of St. Cloud. Click on the link to the blog at the bottom of the Road Construction Projects page to stay updated. Make sure to mark this page on your Favorites.

Key Contacts

The City Council awarded this project to Landwehr Construction, Inc. as the general contractor. Noel Dalton will be the City of St. Cloud Resident Project Representative (RPR) for this project. As the RPR, Noel will be on-site working with the Contractor to assure quality work and will also serve as a liaison between the residents and construction personnel. Once construction begins, Noel will handle job-specific questions, such as access to your property. He may be reached directly at 320-293-4932 or by email at noel.dalton@ci.stcloud.mn.us.

Bob Jopp is the City of St. Cloud Project Engineer and may be reached in the office at 320-255-7241, by cell at 320-249-3987 or by email at bob.jopp@ci.stcloud.mn.us.

During the weekend or after hours, if you know of a construction-related emergency, please call one of the Contractor's representatives for assistance at the following phone numbers:

- Jason Massmann (320) 241-9446
- Clint Christians (320) 248-0889
- Derek Burggraff (320) 250-9088

Please restrict use of these numbers to emergency use only.

Scope of the Project

The project includes reconstructing Cooper Avenue South from CSAH 75 to 22nd Street South to an urban type roadway with curb and gutter and a bicycle lane in each direction. Sidewalk will be extended through this corridor, along with street lighting. The sanitary sewer and water main along Cooper Avenue South from CSAH 75 to 22nd Street South will be replaced, and a new storm sewer system installed.

In conjunction with the project, a new 24" transmission water main will be extended along Cooper Avenue South from University Drive to Allendale Drive. Additionally, the signalized intersection at Cooper Avenue South and CSAH 75 will be reconfigured with the project to improve traffic flow (see attached map).

Construction Schedule

With a project of this size and complexity, it is imperative that it start early in the construction season. The below start dates are tentative and may need to be adjusted based on spring season conditions and temperatures.

The project has been broken into three construction areas as follows:

1. The southerly zone is from Traverse Road to 22nd Street South
 - a. Anticipated start date: April 3, 2023
 - b. Anticipated substantial completion date: End of June/Early July 2023

2. The mid zone is from CSAH 75/Roosevelt Road to Traverse Road
 - a. Anticipated start date: April 24, 2023
 - b. Anticipated substantial completion date: End of September/Early October 2023

3. The northerly zone is from University Drive South to CSAH 75/Roosevelt Road
 - a. Anticipated start date: April 3, 2023
 - b. Anticipated substantial completion date: end of July/Early August 2023

Water Service Disruptions

Periodic water disruptions including loss of pressure or water supply, and/or temporary water service may occur throughout this project. Every attempt to notify residents will be made prior to any known interruptions. The City has started a new blog site for the project and water related disruptions will be listed on this site. You may notice discoloration or air from your faucets or fixtures after water service is returned. Please let the cold water run for several minutes until it runs clean. Residents are encouraged to limit irrigation during May and June to ensure adequate water availability for the service area impacted by the construction. There may be times that watering restrictions will need to be implemented.

Sprinkler System and Specialized Landscaping Within City Right-of-Way

As always with a project of this magnitude, construction activities will disturb the area within and close to the street right-of-way.

Residents are strongly encouraged to remove any special landscaping, planters, bushes, irrigation system, pet containment system, etc. out of these areas before the end of April 2023, to ensure they are not damaged when construction begins. Please note if you are in the southern or mid zone areas between 22nd Street South and 17th Street South, the Contractor may be contacting you directly, should an earlier time be needed.

With respect to irrigation distribution pipes, pipes should be exposed and pulled up to the property line so that they are visible to the Contractor. Since the sprinkler heads are most often the most expensive component of the system, consider removing them from the distribution pipes. Apply duct tape to the end of the pipes to keep out dirt and debris.

Please contact Jason Massmann with Landwehr Construction, Inc. at 320-241-9466 for any additional coordination needs. After this date, the City of St. Cloud will have the Contractor remove any remaining landscaping in conflict with construction of the project. The City and its Contractor will not be held liable for damage or salvaging of any sprinkler system or specialized landscaping within the City right-of-way.

Utility Service Lines

Under the City improvements, the sanitary sewer mains will be replaced along with sewer services from the main to approximately the property line. **We strongly encourage everyone to review the condition of their individual private service lines now if you have not already done so.** There will be a narrow window built into the project timeline that will allow residents to replace their existing sanitary sewer services and/or water services. Therefore, if you are planning to replace your service lines, it is imperative that you contact Noel Dalton at 320-293-4932 to coordinate your work with the City's construction work.

During the design phase, we did suspect some service lines crossing other private properties. Please check if this is the case with your service. It is your responsibility to reconnect any such service to the new sanitary sewer service connection that the City will provide in front of your property. Again, if your existing lines are in need of replacement, this would be an excellent opportunity to coordinate it with the construction this season.

FAQ's

Following are some frequently asked questions and answers regarding the installation of sewer and water service lines between the property line and the house:

Q. How do I tell if my service lines are in need of replacement?

- A.**
1. If the sanitary sewer line requires periodic cleaning and root cutting, it is likely in need of replacement.
 2. If you know that the sanitary sewer line has not been replaced since the early 1970's, it is likely made of clay tile and should be replaced. The older clay tile lines did not have very good joints. Offset and leaky joints can lead to root intrusion and sewage blockage problems.
 3. If you are still unsure of the condition of your service lines, please check with the inspector on the job site when the City Contractor is installing the new utilities in front of your property. While only the end of your service line will be exposed in the street, we will still be able to provide you with some information on the condition of your service line at that point.

Q. When should service line replacement work be scheduled?

- A.**
1. The replacement of the service lines can be accomplished after the completion of the installation of the new utility lines, but prior to the restoration of the turf, or it may even be completed in advance of the installation of the new mains. Under the City contract, a new service line will be installed from the main to approximately the property line and, at that point, the new service line will be reconnected to your existing service line.

If you have replaced the service line prior to our installation, we will simply connect to your new service line. In this type of case, please advise us of this so that a small segment of the old service line is not accidentally left in place.

2. If you are contemplating replacing your service lines, please contact RPR Noel Dalton at 320-293-4932 to coordinate your work with the City's construction work.

Q. Who can I hire to replace my utility service lines?

- A.**
1. If you decide to upgrade your service lines, you will need to hire a licensed excavator. We have enclosed a list of excavators licensed by the City. The Contractor's crews installing the improvements in the roadway utilize large equipment and are not really set up for the installation of the service lines back to the homes.
 2. If you have not already done so, it is suggested that you obtain quotes from at least three licensed excavators for the cost of the replacement of your service lines and that you **get quotes early on** even if you are not sure you are going to replace your service. Contractors tend to get busier as the season progresses, and it is much harder to find contractors to give quotes.

Safety Concerns

Large equipment and construction are fascinating to children. Please help us to make this a safe construction season by watching for any dangerous situations and keeping children safely away from any equipment and materials at all times throughout the project.

Whenever large equipment is used in the confines of an existing neighborhood, the potential for an accident exists. Please remember to maintain a safe distance back from all construction activities and to drive with extra caution throughout the entire area.

Access for Residents and Businesses

The project will be coordinated in an attempt to provide you with access to your property during construction. In a project of this type, access will be difficult at times. We ask for your cooperation and patience. We also ask that special care be taken when traveling through construction zones. By working together, we can minimize any inconveniences and ensure a safe construction site.

With the above construction start date, conflicts with special events are unavoidable. If you have a graduation party or other special event scheduled for this summer, please contact RPR Noel Dalton at 320-293-4932. He will work with the Contractor to help ensure the roads leading to your home are in drivable condition for your guests. The roads will likely be in a disturbed state, but this is an unavoidable situation when municipal utilities are installed in an existing neighborhood.

If anyone has special access needs, please bring it to our attention so that we can attempt to meet your needs.

Refuse and Recycling Pick Up

Refuse and recycling pickup is not anticipated to be disrupted.

Mail Delivery

Mail delivery is not anticipated to be disrupted.

Construction Correspondence

During construction activities, the Contractor or Resident Project Representative will send out notices of different events such as the need to contact them about a construction-related issue concerning your property. These notices do not get mailed and are usually delivered to you at your door. If no one is available when they deliver the notices, they will place them at your door or on the outside of your mailbox. Please routinely check for notifications/correspondence.

If you rent your house, please share this information with your renters or have them call the Engineering Department at 320-255-7249 to be added to the list to receive the newsletters. As stated earlier, all newsletters will be posted on the City website at www.ci.stcloud.mn.us, along with the City's blog site.

KEY CONTACTS

During the weekend or after hours, if you have construction-related emergency situations, please call the Contractor's representatives:

- Jason Massmann (320) 241-9446
- Chris Massmann (320) 290-0232
- Derek Burggraff (320) 250-9088

Please restrict use of these numbers to emergency use only.

Remember, if you have questions or need more information, please contact the Engineering Department. The main contacts are:

Resident Project Representative

Noel Dalton

320-293-4932

noel.dalton@ci.stcloud.mn.us.

Project Engineer

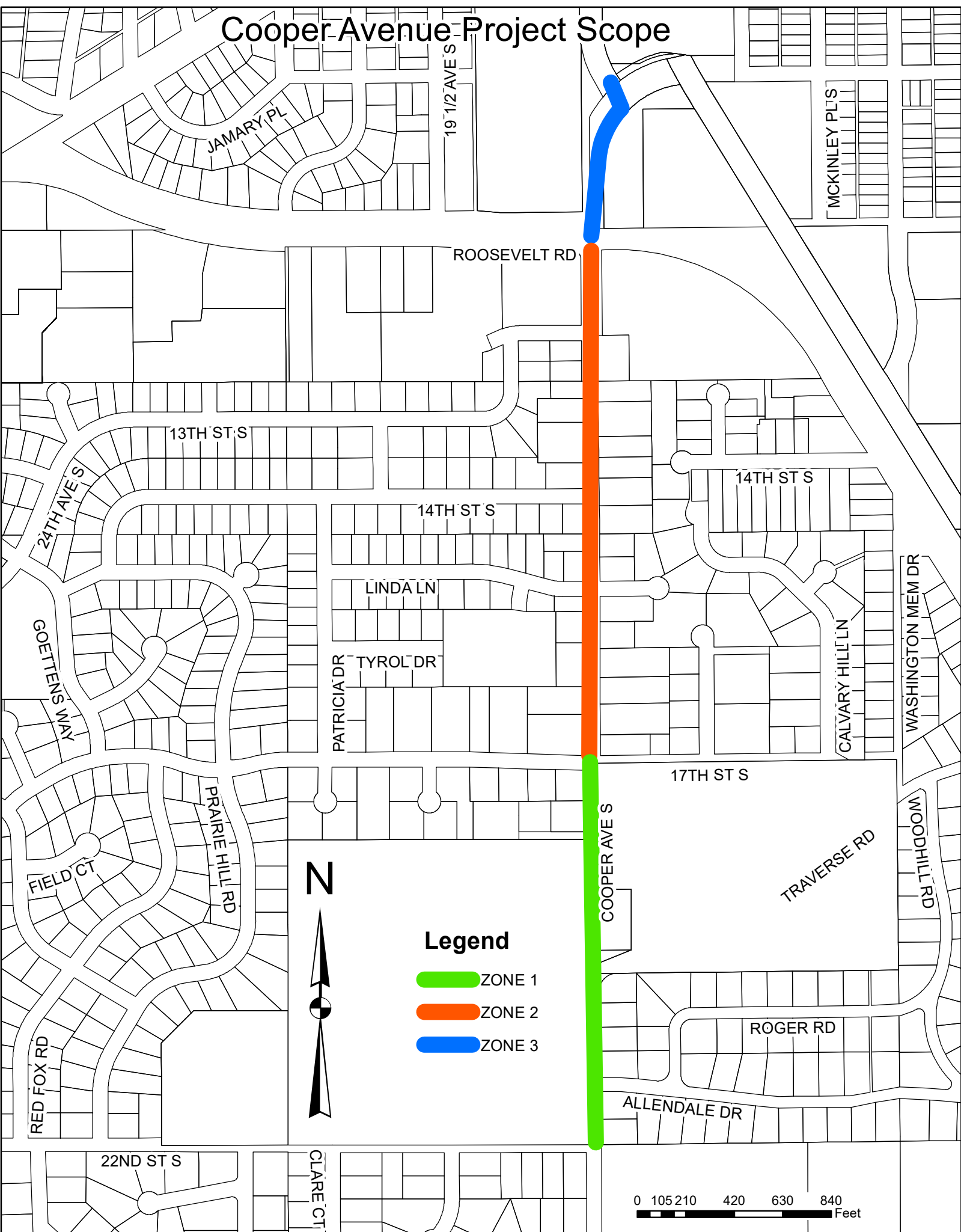
Bob Jopp

320-255-7241 office

320-249-3967 cell

bob.jopp@ci.stcloud.mn.us

Cooper Avenue Project Scope



Legend

-  ZONE 1
-  ZONE 2
-  ZONE 3

