

COTTAGE PLACE SANITARY SEWER IMPROVEMENTS

CONSTRUCTION REVIEW

Welcome to the first edition of the Construction Review for the upcoming alley 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 upcoming construction project. 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.

Key Contacts

Scott Schreiber will be the City of St. Cloud Resident Representative for this project. As the Resident Representative, Scott will be on-site working with the Contractor to assure quality work and will also function as a liaison between the residents and construction personnel. Once construction begins, Scott will handle job-specific questions, such as access to your property. He may be reached directly at 320-293-4930 or by email at scott.schreiber@ci.stcloud.mn.us.

Zac Borgerding is the City of St. Cloud Project Engineer and may be reached by office at 320-255-7240 or by cell at 320-345-0385.

The general contractor has yet to be determined as the project has not yet been awarded. Once the project has been awarded, the anticipated start dates and Contractor contact information will be sent to you.

Scope of the Project

The work consists of alley surface, utility (sanitary sewer) and drainage improvements in the alleys between 1st and 3rd Street North and between 33rd and 37th Avenue North (see attached map).

Construction Schedule

Construction Timeline:

Estimated start date: June 5, 2017

Utility work completion: Mid August, 2017

Alley paving, driveways, topsoil placement/grading: Late September, 2017

Final completion, including punch list items: May 31, 2018

Refuse and Recycling Pick Up

Residents are asked to take their refuse and recycling out the night before or by 6:00 a.m. on the scheduled pick up day. During construction, placement of your refuse/recycling will be changed from the alleys to the streets. Please contact City representative, Brad Kothman, at 320-650-2917, with any refuse/recycling questions.

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 4 week window built into the project timeline that will allow residents to replace their existing sanitary sewer services before the alleys are to be paved. Please see the attached map to determine the applicable private service installation window for your property.

Location A - Between July 15th and August 12th

Location B - Between August 12th and September 9th

During the design phase, we have noticed 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. If your existing lines are in need of replacement, this would be an excellent opportunity to coordinate it with the construction this summer.

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 in the alley, but prior to the restoration of the turf, or it may even be completed in advance of the installation of the new mains in the alley. 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. As stated previously, there will be a 4 week window built into the project timeline that will allow residents to replace their existing sanitary sewer services before the alleys are to be paved. Please see the attached map to determine the applicable private service installation window for your property.

Location A - Between July 15th and August 12th

Location B – Between August 12th and September 9th

If you are contemplating replacing your service lines, please check with Scott at 320-293-4930.

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

- A.**
1. If you decide to upgrade your service lines this summer, 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. We suggest 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 in the spring/summer** even if you are not sure you are going to replace your service. Contractors tend to get busier as the summer gets later and it is much harder to get 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.

Future Newsletters and Construction Correspondence

Newsletters

In an effort to keep you informed, newsletters will be dispatched as deemed necessary and will be mailed to the property owner. 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, click on Road Construction Projects.

Construction Correspondence

During construction activities, the Contractor or Resident 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 these notifications/correspondence.

KEY CONTACTS

Remember, if you have questions or need more information; please contact the City of St Cloud, Engineering Department. The two main contacts are:

Resident Representative
Scott Schreiber
320-293-4930
scott.schreiber@ci.stcloud.mn.us

Project Engineer
Zac Borgerding
320-255-7240 office
320-345-0385 cell

Cottage Place Addition Neighborhood Improvements

N



LOCATION

B

LOCATION

A

37TH AVE N

36TH AVE N

35TH AVE N

34TH AVE N

33RD AVE N

3RD ST N

2ND ST N

1ST ST N