



Bonestroo

ABLE STREET AND TERRACE ROAD IMPROVEMENTS PROJECT STATUS NOTICE

April 12, 2010

**CONSTRUCTION PROJECT VOICE MAIL BOX:
(763) 792-7216**

**CITY WEBSITE:
www.ci.spring-lake-park.mn.us**

GENERAL INFORMATION

This notice is to inform you of the current status of the Able Street and Terrace Road Improvements Project. It is being mailed to all properties within the project area.

The project limits include:

- Able Street: Osborne Road to County Highway 10
- Terrace Road: Osborne Road to Sanburnol Drive

A location map of the project area is included as part of this notice.

A neighborhood informational meeting was held at City Hall on April 6, 2010. A copy of the presentation from the meeting can be seen on the City website.

PROJECT SCHEDULE

Terrace Road: anticipated start April 26th
Able Street: anticipated start – late June/early July

Project Substantial Completion Date: September 3, 2010

Dates are estimated and subject to change. More detailed notices will be provided as information becomes available. Also check the project voice mail for updates.

CONSTRUCTION INFORMATION

The contractor for this project will be the firm of Valley Paving, Incorporated, from Shakopee, Minnesota. Work will be divided into two parts. A tentative outline is provided below.

Part One - Terrace Road

The anticipated start date is Monday, April 26, 2010. Terrace Road will be completed in two phases, with Phase 1 being the south half from Osborne Road to 81st Avenue and Phase 2 being the north half from 81st Avenue to Sanburnol Drive.

Following preparatory activities such as setting up temporary mailboxes and construction signs, most of the thickness of the existing blacktop surface will be ground up and removed. A small thickness of the existing pavement will be left in place to provide a driveable surface. Some of the ground up pavement will be used to create ramps at driveways to allow access.

After the pavement is ground, storm sewer work will be done. In various locations, existing storm sewer will be removed and replaced with new materials. The work will cause some short-term (less than a day) traffic disruption. There may also be portions of the sidewalk closed for a period of time. All streets will be fully open to traffic at the end of each day.

The City will also be performing work on the water system. This will mostly consist of removing some existing hydrants, installing new hydrants, and installing new valves for system operation. The work will cause isolated interruptions to water service. Interruptions should be less than one day in duration, and will avoid peak use times. Not all properties will be affected. Written notices will be provided in advance of water service interruption to affected properties.

In addition to work by the City, private utilities, which include electric, natural gas, telephone, and cable TV, have all been notified of this project and have the opportunity to make improvements to their facilities while the streets are under construction. This work is expected to be very minimal.

Following utility work, spot replacement of driveway aprons and curb and gutter will be done. Not all driveways will be replaced. Spot repairs of the existing sidewalk will also be done, and all existing pedestrian ramps will be replaced to meet current accessibility requirements. Subsequent notices will provide more information regarding concrete work.

Once the curb and sidewalk work is complete, the remaining blacktop surface will be ground up and mixed with the sand below to create a passable gravel surface. The contractor will then work to rebuild the road section, removing the existing material to a depth of about a foot and installing new gravel, topped with new pavement.

The street work on the south half of Terrace Road (Phase 1) will be completed to a new blacktop surface prior to work on the north half of Terrace Road (Phase 2).

Part Two - Able Street

Once work begins on Able Street, the process will be similar to Terrace Road, including initial grinding of pavement, storm sewer installation, followed by curb, driveway, and sidewalk repairs, final grinding of the street and rebuilding the street section.

PROJECT VOICE MAIL BOX

A dedicated telephone voice mail box has been established for this project. The number is listed at the top of this notice. The number is intended for use by residents and others affected by the project to leave messages for the project managers with any specific questions or concerns, or to set up and appointment to meet with an inspector. Responses to concerns will be given as soon as possible, usually within one business day. The greeting on the mail box will also be updated by the project managers as work progresses, allowing residents to receive a quick update of the status of construction.

PROJECT BACKGROUND & COSTS

A public improvement hearing for the project was held on July 6, 2009. Construction plans were approved on November 16, 2009. On March 1, 2010, a contract in the amount of \$1,753,631.85 was awarded to Valley Paving, Incorporated, out of Shakopee.

This project is being financed using Federal, State, and City Funds. A portion of the costs will also be assessed to benefitting properties. The current estimated assessment rates are:

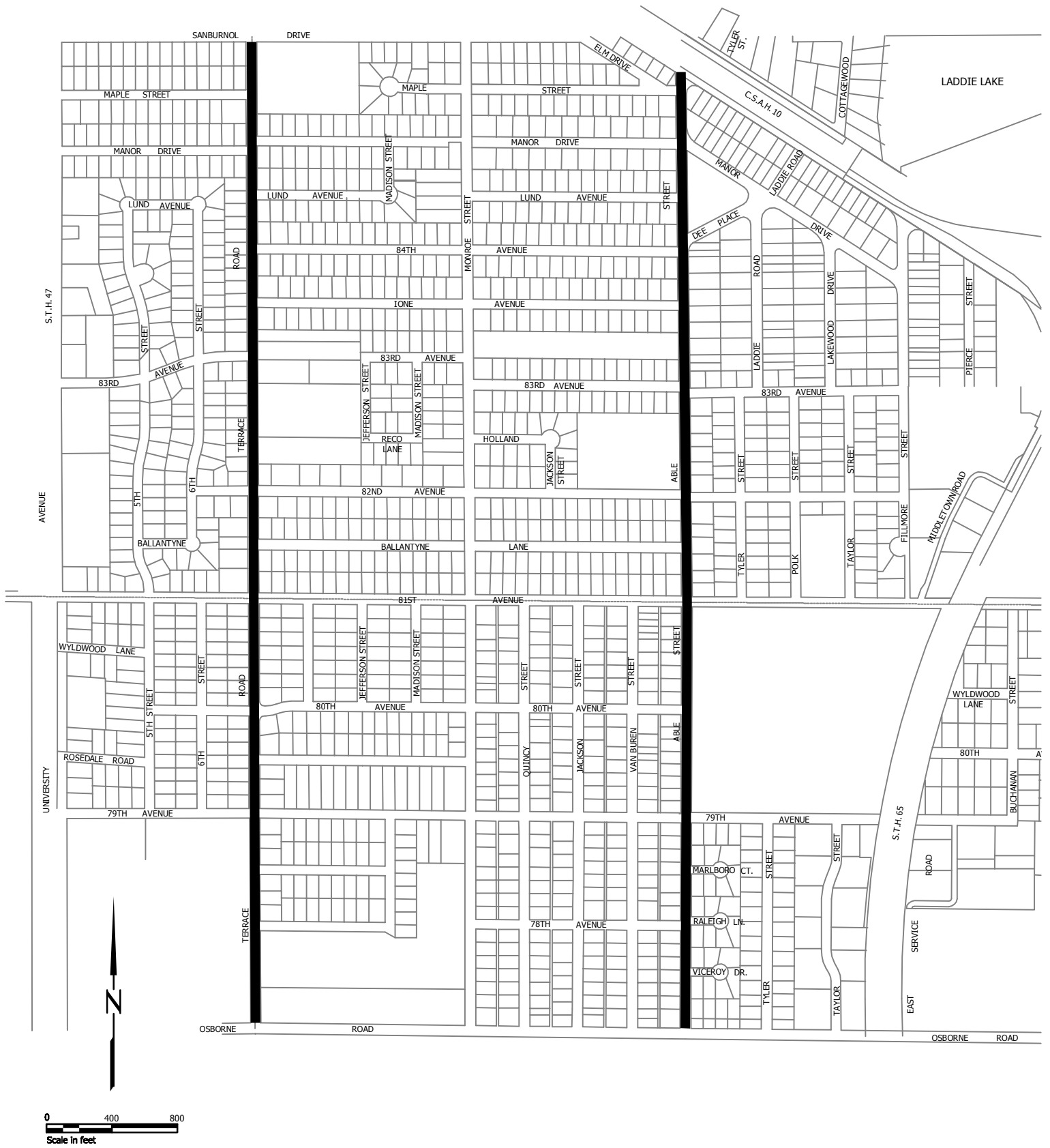
- Single Family Lot: \$ 3,106.83 / lot
- Non-Residential Propeties*: \$ 67.92 / foot

*This includes school and church properties, as well as City owned properties.

Final assessment rates will be determined in Fall 2010. All properties to be assessed will be notified by US Mail, and a Public Hearing on the assessments will be held.

If you have questions regarding assessments, call the project Voice Mail Box or visit City Hall.

**We realize this project will impose some inconvenience to you,
and we appreciate your patience.**



PROJECT LOCATION

SPRING LAKE PARK, MINNESOTA
 ABLE STREET AND TERRACE ROAD IMPROVEMENTS

FIGURE: 1

