FREQUENTLY ASKED QUESTIONS

CROWN POINT & OVERLOOK NEIGHBORHOOD REHABILITATION

Q: HOW WAS THIS PROJECT INITIATED?

City staff developed a 5 year Street Improvement Plan (SIP) which was approved by the Mendota Heights City Council at the December 6, 2011, City Council meeting. Staff identified the Crown Point Drive Neighborhood Rehabilitation as a 2013 street rehabilitation project in the 2012-2016 Street Improvement Plan (SIP). The Overlook Road Neighborhood Rehabilitation was also identified as a 2013 street rehabilitation project in the 2012-2016 SIP. Staff anticipates that the proposed improvements for these two neighborhoods will be similar in nature and that combining the two neighborhoods into one project would reduce staff time and could produce lower unit prices during construction due to the project size. The combined project will be called the Crown Point & Overlook Neighborhood Rehabilitation.

The feasibility report for the Crown Point & Overlook Neighborhood Rehabilitation was accepted by the Mendota Heights City Council on August 7, 2011.

Q: WHAT IS STREET REHABILITATION?

A street rehabilitation project is defined as a project in which one or more of the meaningful elements are modified or supplemented in-place, to restore the serviceability of the existing street (i.e. bituminous overlays or full pavement replacement).

The City maintains approximates 70.6 miles of public streets. As the street infrastructure ages, it requires preservation/rehabilitation to protect or extend its useful life. If the street infrastructure is not preserved, it will deteriorate prematurely and its benefit to the community will be lost. In addition, reconstruction costs are frequently three to five times the cost of rehabilitation and maintenance. Typically, the City of Mendota Heights completes one to three street rehabilitation projects a year.

Q: WHOM MAY I CONTACT IF I HAVE A QUESTION OR A CONCERN DURING THE PROJECT?

During the project, the City will provide construction updates to the residents via the City's website at www.mendota-heights.com. From the main page click on City Services ● Engineering ● Engineering Projects.

If you have specific questions or concerns that are not found on the project page, you can also call the following project representatives:

Project Manager:	Ryan Ruzek	651-452-1850
City Engineer:	John Mazzitello	651-452-1850
Project Engineer:	Mike Albers	651-452-1850
Construction Observer:	Bobby Crane	651-452-1850

Staff will also send informational letters to property owners, as necessary, informing them of project plans and schedules. If needed, letters may be hand-delivered to inform you of a time-sensitive event such as water shut-offs, curb replacement, etc.

Q: WHO FUNDS THE PROJECT?

The project is paid for by special assessment to individual properties and municipal bonds. Special assessments are based on the concept that when land is benefited from a particular improvement, a portion of the costs of the improvement should be levied against those properties to finance such improvements. Property owners are not assessed for ongoing preventative maintenance (sealing coating, etc.) needed to prolong the life of a street.

Q: WHAT CAN I EXPECT DURING CONSTRUCTION?

Once construction begins, the utility companies (gas, electric, cable, telephone) will be in the neighborhood first, upgrading their utilities as they deem necessary.

As the work progresses, it may be dusty, muddy, noisy and inconvenient; however, we do have requirements to deal with the nuisances. For example, watering trucks will be available to keep the dust down and the contractor must adhere to the City's noise ordinance. Your irrigation and pet containment system may be damaged if they are located in the City's right-of-way; you may not be able to access your driveway and/or the roadway for a few hours; however, the contractor will accommodate those with special needs.

You will receive advance notices of these occurrences so that you can plan accordingly; however, while we attempt to give advance notices, there are instances that limit how much notice we can provide; one such instance may be an accidental water main break that interrupts your water service. Weather is also a factor that could change plans with limited notification. During the project, the City will provide construction updates to the residents via the City's website at www.mendota-heights.com. From the main page click on City Services ● Engineering ● Engineering Projects.

Construction on street rehabilitation projects typically starts in May/June and runs through August. Once the work is completed, some items are warrantied for up to a year. Sod, for example, is planted in the fall and property owners are given detailed instructions on how to water the newly placed sod. If the sod does not make it through the warranty period, the company will replace it. If the sod dies after the warranty period, it is your responsibility to replace the dead sod. You will be notified via regular mail of the sod warranty expiration date, which is typically about 30 days after installation.

Q: WILL THE CONTRACTOR WORK ON WEEKENDS?

The City of Mendota Heights will specify the following work hours:

Monday – Friday: 7:00 a.m. - 7:00 p.m.

Saturday: 9:00 a.m. - 5:00 p.m.

No work on Sundays or Holidays

Q: WILL I BE ABLE TO DRIVE ON MY STREET DURING THE PROJECT?

A drivable street will be maintained at most times during the construction. The exception would be during the installation/repair of the city utilities and reconstruction of the existing roadway, when access may be cut off for a limited period of time. Even during those activities, though, access will be restored by the end of each day.

Q: WILL I LOSE WATER OR SEWER SERVICE DURING CONSTRUCTION?

Sanitary sewer service will not be interrupted during construction. Water service will not be interrupted during construction.

Q: HOW WILL MAIL AND GARBAGE SERVICE BE AFFECTED?

Your individual mail box will remain in place and service will not be disturbed due to construction.

Trash pickup in the neighborhood will remain on the same day it currently does. The contractor will provide access for garbage trucks to the neighborhood for pickup, or coordinate with the disposal service providers during the occasional exception throughout the project to minimize inconvenience to the residents.

Q: WILL I ALWAYS HAVE ACCESS TO MY DRIVEWAY?

For the majority of the construction project you will have access to your driveway. However, the main interruption to access of your driveway will be if the concrete curb and gutter is replaced in front of your driveway. For this work, access to your driveway will not be available for approximately 5 days while the concrete cures. You will be able to park on the street in front of your house during the concrete curing time. There may be other times when you will not have access to your driveway for limited periods during reconstruction of the existing roadway section but generally driveways will be accessible by the end of the day. Property owners will be provided as much advance notification as possible when access to driveways will be restricted.

Q: MY DRIVEWAY WAS DAMAGED DURING CURB REPLACEMENT, WILL IT BE PUT BACK THE SAME AS IT WAS BEFORE?

If the curb is replaced in front of your driveway and your driveway is damaged, then the portion of your driveway that was disturbed by the project will be replaced (typically 1-3 feet).

Q – HOW WILL THE BOULEVARD BE REPAIRED?

Boulevards that are disturbed due to curb and gutter replacement will be restored with new topsoil and sod (typically 2 feet). The contractor is responsible for watering of the new sod for 30 calendar days following installation, after which it is the property owner's responsibility. All residents will receive mailings notifying them of the end dates of the contractor's sod maintenance period, as well as tips on how best to care for new sod.

Q – WHAT WILL HAPPEN WITH LANDSCAPING FEATURES AND IRRIGATION SYSTEMS IN THE STREET RIGHT-OF-WAY?

If landscaping features are within the right-of-way and impacted by construction, those features will have to be salvaged by the homeowner prior to construction. Generally anything within 1-5 feet of the curb should be moved by the homeowner prior to construction starting. The construction observer or any Engineering Department Staff will be able to answer individual questions from homeowners.

For underground items such as invisible pet fences and irrigation systems, all homeowner's are asked to make an effort to mark them so that the contractor can work around them and protect them as much as possible from damage. Flags for marking sprinkler heads will be available at City Hall. The contractor is responsible for protecting marked irrigation systems and pet fences, if damaged; they will be replaced to their original condition by the contractor.

Q – WHY DO OUR STREETS NEED TO BE CRACK SEALED AND SEAL COATED?

Bituminous or blacktop pavement by design is flexible to accommodate the freeze/thaw cycle of our climate. Subsequently, cracking will occur in relatively new pavement and continue throughout its life due to age, traffic, weather, etc.

Sealing cracks helps prevent moisture from infiltrating the pavement structure. This moisture weakens the structural subsurface layers and is the primary cause of pavement deterioration.

Q – WHAT IS THE CRACK SEALING PROCESS?

Crack Sealing is a three step process:

1. A walk behind machine is used that routs or grinds the crack wider to make room for the crack sealing material.
2. The crack must be clean and dry for the crack sealing material to adhere to the crack.
3. The crack sealing material is applied. Workers spread the filler over the crack and then place a layer of paper so that traffic can drive over the crack almost immediately.

Q – WHAT IS THE SEALCOATING PROCESS?

The process begins with repairs to large cracks (see crack sealing above) and then the street surface is swept clean of all loose pavement and dust.

The surface of the asphalt is then completely covered with a layer of liquid asphalt using a tank truck called a distributor. Then a layer of crushed granite chips is laid over the liquid asphalt with a machine called a chip spreader. The crushed granite chips are worked into the asphalt with a rubber tire roller.

Traffic may be put back on the street within several minutes of placing and compacting the crushed granite chips. Traffic also helps to work the chips into the soft asphalt. The chips are left on the streets for up to three days. Then the streets are swept to pick up any loose material.

Q – WHAT CAN I DO TO PREPARE FOR THE PROJECT?

- Ask questions; inform staff of your concerns.
- Coordinate landscaping, driveway replacement and house remodeling projects with the construction schedule.
- Mark underground irrigation or pet containment systems.
- Begin financial planning for the assessment.