



CITY OF
EXCELSIOR

2019 Street and Utility Improvement Project



May 17, 2019

Re: City of Excelsior 2019 Street & Utility Improvement Project

Dear Property Owner/Resident:

The City of Excelsior will conduct street and utility improvements in your neighborhood, beginning in late May. The streets included in the proposed project are Academy Avenue, Glencoe Road, Grant Street, Monroe Avenue, and Pleasant Street. Please see the enclosed project area map. Scheduled improvements will include the replacement of roadways, watermain, storm sewer, and the placement of new sidewalks along Academy Avenue and Glencoe Road. The sanitary sewer main and services will be rehabilitated using cured-in-place pipe liners. CenterPoint Energy will replace the gas mains and services throughout the project limits.

Work, such as the Excelsior watermain replacement within the City of Shorewood is being coordinated with City of Shorewood staff. Street reconstruction is limited to areas within the City of Excelsior and will not occur within the City of Shorewood at this time. The Excelsior City Council directed the installation of asphalt sidewalks on the north and west sides of Glencoe Road from Williams Street to the driveway at 670 Glencoe Road, and on the north side of Academy Avenue from Water Street to the driveway at 221 Academy Avenue, as well as the installation of a pedestrian shoulder on Glencoe Road from 670 Glencoe Road South to the city limits of Shorewood.

The project is scheduled to begin at the end of May with CenterPoint Energy replacing the gas main and services. Once the gas company has completed their work, the City's contractor will soon follow with their utility work. The exact phasing or order of work has not yet been provided by the contractor at this time but will be communicated to residents and posted on the City's website as soon as available, likely within the next two weeks. The project is scheduled to be substantially completed at the end of this construction season. This includes curb and gutter replacement, the first lift of bituminous pavement, and turf restoration. The final layer of bituminous paving and miscellaneous clean-up activities will be completed in the spring of 2020 as soon as weather allows.

More informational communications will be provided as the start of construction nears. Traffic and vehicle speed information will continue to be collected before construction starts, continuing the efforts initiated in the fall of 2018. Final reporting to the City Council on this information is anticipated within the coming months, as soon as it is completed.

Joining the project email list is the best way to get project updates, schedule one-on-one meetings with project staff and the construction team or to ask specific questions.

Simply email projectinfoEXCL@wsbeng.com or call the project hotline at (952)737-4676. Project updates will also be posted on the City of Excelsior website, at www.ci.excelsior.mn.us

For urgent construction issues contact Tom Russell, On-Site City Representative 612-201-5213
For 24-hour emergency assistance from the City of Excelsior's Public Works Department call: (952)258-5321

Thank you so much for your patience and understanding as we strive to make improvements to our City's infrastructure.

Sincerely,

PeggySue Imihy, Project Communications Director
(952) 737-4676
projectinfoEXCL@wsbeng.com

Project Area



Ways to Stay Informed



City Website

www.ci.excelsior.mn.us



Sign Up for Email Updates

Email projectEXCL@wsbeng.com to stay up to date on project news

Additional Information and Tips:

- Please observe posted warning signs.
- Please do not park vehicles on streets under construction, unless directed by project representatives.
- Slow down and watch for uneven surfaces.
- Stay alert! Watch for signs, equipment, and workers.
- Please remind children to stay away from the construction site, equipment, and stockpiles of materials.
- Access through the site may change throughout the day as construction progresses. Your patience is greatly appreciated during construction.

Frequently Asked Questions

Q: What work is proposed?

A: The City of Excelsior is working to provide residents with a safer, smoother, and structurally sound roadway and utility system. Although an inconvenience to our daily routines, construction is necessary to ensure that motorists are provided with safe and functional roads, and so that repairs and improvements can be made to aging underground infrastructure. The 2019 Street Improvement Project is part of the City's Street Improvement Program, which proposes specific areas for construction based on field review and City recommendations.

The 2019 Street Improvement Project includes improvements along the following roadways:

- Academy Avenue
- Glencoe Road
- Grant Street
- Monroe Avenue
- Pleasant Street

Q: When will this project occur?

A: Construction is anticipated to take place between May and November of 2019. More detailed schedule information will be sent to residents through the project hotline and via the City's website as the project moves forward.

Q: How much notice will be given regarding the schedule of anticipated construction activity?

A: Periodically throughout the project, the Project Communications Director will place door hangers to inform residents of upcoming project events such as small neighborhood meetings, driveway access, mail delivery, and general construction activities or other pertinent information to keep the neighborhood informed. The City webpage will be regularly updated to provide project information and schedules throughout the construction process.

A neighborhood open house is tentatively planned for the end of May, to provide more detailed information to ask questions of project staff. More information on this will come in the near future as the contractor provides more scheduling information.

Weekly emails will be sent out to those subscribed to the hotline at projectEXCL@wsbeng.com and will include information about work completed each week and work anticipated in the following week as well as updates on weather and other unforeseen circumstances.

Q: Will I always have access to my driveway?

A: Residents will have access to their driveways for the majority of the construction project. However, when the concrete apron and concrete curb and gutter are being replaced in front of your driveway, the City requires a 5-day minimum curing time with no disturbance to the concrete during this time.

There also may be short periods during the day where a resident may not have access to his/her driveway due to roadway construction. Property owners will be provided as much advance notification as possible when access to driveways will be restricted. During these times, which will be minimized to the greatest extent possible, on-street parking will be available to residents in lieu of driveway access.

Q: Can entire driveways be replaced as part of the project?

A: Each driveway within the project limits will receive a new concrete apron regardless of the existing driveway material, but the contractor will only replace in-kind materials for driveways removed for the street improvement. If you have bituminous, concrete, gravel, etc. driveway now, the street contractor will replace the removed portion of driveway in-kind with bituminous, concrete, gravel, etc.

You may choose to have your driveway replaced with concrete (or other material) but hiring a contractor and the total cost would be your responsibility. There will not be any reimbursement from the City if a resident chooses a concrete (or other material) driveway in lieu of their existing driveway material.

The City will make the information available to help you contact the contractor directly in future communications, but it will not be included in the project contract. The project contractor is not obligated to provide a quote or complete the driveway work outside the construction limits of the street work. It is the sole responsibility of the property owner to hire, direct and coordinate with their own contractor to complete the full driveway replacement work in a timely manner. Please notify the hotline if additional driveway work will be completed so we may help schedule the sequencing with the City's contractor. The City's hope is that if full driveway replacement is planned it will occur before the final bituminous lift is placed, in the spring of 2020, so the new street is not damaged during this work. A driveway permit is required, please contact City Hall with any further questions.

Q: How much of our driveway is going to be replaced?

A: Existing driveways will have to be partially removed to reconstruct the street. All residential driveways will be restored with the type of material currently there (asphalt for asphalt, concrete for concrete, gravel for gravel), approximately five-feet behind the new concrete curb. In areas where a larger portion of the street will be disturbed, for example where storm sewer will be installed, the driveways will be restored to the extent necessary. The contractor and on-site representative will make all necessary efforts to minimize disturbances to driveways and only remove and replace what is necessary. All driveway removals will be marked prior to removal by the on-site representative.

Frequently Asked Questions

Q: Will trees be replaced that are removed during construction?

A: Trees removed for construction purposes will be replaced by the contractor. Residents will be given a choice whether they want the tree(s) replaced or not. Trees are replaced with a select variety of species and are typically 2.5 inches in diameter. Project staff will provide a wooden lathe for the resident to identify the location of the new tree and will help residents with location so it's not directly over a service line or other utility conflict. New trees are typically planted by the contractor after the topsoil is prepared for seeding.

Q: Where is the edge of right-of-way?

A: Right-of-way along the majority of streets within the project corridor is 66-feet or less. The inspector will provide residents a right of entry form if work needs to be completed on private property, such as water shutoffs or sewer service cleanouts.

Q: Where will I be able to pick up my mail? How will garbage service be affected?

A: Residents will be notified at the start of construction if removal of their mailbox is necessary to complete the work. If so, the contractor will install temporary mailboxes as determined by the Post Office and residents will be notified of their location. The existing mailbox will be saved until after construction and reinstalled in a similar location.

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

Q: How will the school bus pick up my children?

A: The City will coordinate with the bus company to determine if an alternate pick-up location is required during construction. If a new location is required, the affected residents will be notified in advance.

Q: What are project work hours?

A: The City of Excelsior has specified the following work hours:

- Monday – Friday between 7:30 a.m. and 7:00 p.m.
- Saturday between 8:00 a.m. and 5:00 p.m.
- No work on Sundays or Holidays

Residents will have access to their driveways for the majority of the construction project. However, when the concrete apron and concrete curb and gutter are being replaced in front of your driveway, the City requires a 5-day minimum curing time with no disturbance to the concrete during this time. There also may be short periods during the day where a resident may not have access to his/her driveway due to roadway construction. Property owners will be provided as much advance notification as possible when access to driveways will be restricted.

During these times, which will be minimized to the greatest extent possible, on-street parking will be available to residents in lieu of driveway access.

Q: Will the areas of my lawn that are disturbed be replaced?

A: Sections of maintained lawn that need to be removed for construction will be restored with topsoil, fertilizer and sod at the end of the project. The contractor is responsible for watering the restored area for 30 days until it is established following installation, after which it is the homeowner's responsibility. All residents will receive mailings notifying them of the end dates of the contractor's maintenance period, as well as tips on how best to care for the new lawn.

Q: How are landscaping features and lawn irrigation systems dealt with during construction?

A: The contractor will work to protect most items such as small retaining walls, landscape features, or irrigation systems found in the homeowner's yard. For underground items such as invisible pet fences and irrigation lines within the City right-of-way, all homeowners are responsible to mark them so that the contractor can work around them and protect them as much as possible from damage. If you have any landscaping or plantings you want saved, please plan to remove these items from the right-of-way as soon as possible. If you believe an item has been damaged or may need to be replaced please contact the hotline for further assistance

Q: How are special deliveries, weddings, graduation parties, garage sales, etc. to be addressed during construction?

A: If you are anticipating a special delivery, open house, graduation party, or any other activity during the summer construction schedule, please notify the hotline of the time and date in which this will occur. The contractor and project staff will do their best to provide access and/or on-street parking as necessary.

Q: Where will construction vehicles and materials be stored overnight and over the weekend?

A: Construction materials, such as storm sewer pipe, will likely be stored temporarily within the City right-of-way within the boulevard adjacent to the proposed installation location. Construction vehicles and materials will NOT be stored within private property or block access to your driveway.

Q: Are you changing the grade of the road?

A: The proposed improvements will match the approximate elevations to minimize construction impacts. Minor changes to the roadway have been made to accommodate and alleviate local drainage issues.

Q: Where can I find additional project information?

A: As it becomes available, project information can be found on the City of Excelsior website at www.ci.excelsior.mn.us. If you have any questions or comments regarding the project prior to construction, staff can be reached by email at projectinfoEXCL@wsbeng.com or call the project hotline at (952)737-4676