



7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

April 30, 2021

RE: Project Update Letter #2 – **Business Park 95 Street Reconstructions, Improvement Project #21-03**

On April 27, 2021, the Ramsey City Council awarded the construction contract for this street reconstruction project to North Valley, Inc. of Nowthen, Minnesota. Staff anticipates it will take 3 weeks to execute the contract, schedule and conduct a preconstruction meeting, install advance construction signing, and mobilize equipment to the site. Construction should therefore start in early June, pending North Valley's proposed construction schedule. The project will be substantially complete by September 3, 2021.

During the preconstruction meeting, the Contractor will provide information to the City including contact information for themselves and their subcontractors, a detailed project schedule, proposed work hours and methods of construction, plans for traffic control, and other construction related information. This information will be shared with you in another project update letter immediately following the preconstruction meeting. The City will also add this information to the project web page located at <http://cityoframsey.com/806/Business-Park-95-Street-Reconstructions->. This web page will remain your best source of receiving updated information on this project throughout construction.

During construction, access to driveways and streets may be partially restricted during normal working hours. Access to driveways may be restricted up to 7 days where concrete curb and gutter is being installed and concrete driveway aprons which are being removed and replaced. This will allow the new concrete section adequate time to cure. During these times, access will be maintained to all properties by either closing one driveway at a time if multiple access for a property exist, or by completing half a driveway at a time if a property has only one access. If you have special access needs during construction, please contact us as soon as possible so we can work to accommodate your needs.

Typically construction sequencing involves placement of temporary construction signs first, followed by sediment control installation, pavement reclamation, utility installation, site grading, construction of new concrete curb and gutter and concrete driveways, preparing the aggregate base, constructing bituminous base course on streets, establishing turf, and constructing bituminous wear course on streets and driveways. Specific dates for each construction operation will be dependent on the weather and other factors that may be out of the City's or the Contractor's control. However, the goal is to complete construction as quickly as practical once construction begins to minimize impacts to property owners and the traveling public.

Private lawn irrigation systems may be impacted by this work. Relocating and/or repairing private irrigation systems within public right of ways as needed to accommodate construction is the responsibility of the property owner. If you have a below ground irrigation system, please mark your sprinkler heads with flags or stakes to assist the Contractor in preventing or minimizing damage to your system during construction. Free flags are available at the Engineering Department in the Ramsey Municipal Center located on the 2nd floor at the above address. To help ensure that your system will not be damaged during this project, please relocate sprinkler heads and other system components located within the construction limits, which City Staff will locate for you upon request.

This project was awarded to the lowest responsible bidder, North Valley, Inc., in the amount of \$942,685.58. This includes the alternative bid to extend McKinley Street east and build a cul-de-sac to provide vehicles the ability to safely turn around. These improvements will be funded using a combination of Pavement Management Funds, Stormwater Funds, Public Improvement Revolving Funds, and \$250,000 previously dedicated funds. Property owners will not be assessed for any portion of this project.

Please contact me by email at jferiancek@cityoframsey.com or by phone at 763-433-9893 with any questions related to this letter or the project in general. For questions related to construction, including any special needs or requests, please contact City project inspector Aaron Madsen at 763-286-2579 or amadsen@cityoframsey.com.

The City remains committed to its long-term pavement management program and to working cooperatively with property owners to minimize impacts during construction.

Sincerely,

A handwritten signature in blue ink that reads "Joe Feriancek". The signature is written in a cursive style with a large, stylized initial "J".

Joe Feriancek
Civil Engineer II