



## Informational Meeting 2018 Street & Utility Improvement Project

*City of Spring Valley*



### Introductions

- Brian Malm, P.E. – Project Manager / City Engineer
- Bryan Holtz – Senior Engineering Technician
- Drew Weber – Design Engineer, Resident Project Representative



## Agenda

- Project construction details
- Project Status
- Construction schedule
  - Communication process
- Assessments
  - Review of Final Assessment Calculations
- Project website
- Questions or Comments?



## Goals to Accomplish

- Understand what construction will entail
- Communication process during construction
- Understand how the assessments are calculated
- Project Website



## Project Location



## Project Details - Proposed Improvements

- Street Reconstruction
  - New Bituminous Pavement, Aggregate Base, Concrete Curb & Gutter, Concrete Sidewalk & Concrete Driveway Aprons
- Sanitary Sewer
  - New PVC sewer mains & services, New concrete manholes – water tight system



## Project Details - Proposed Improvements

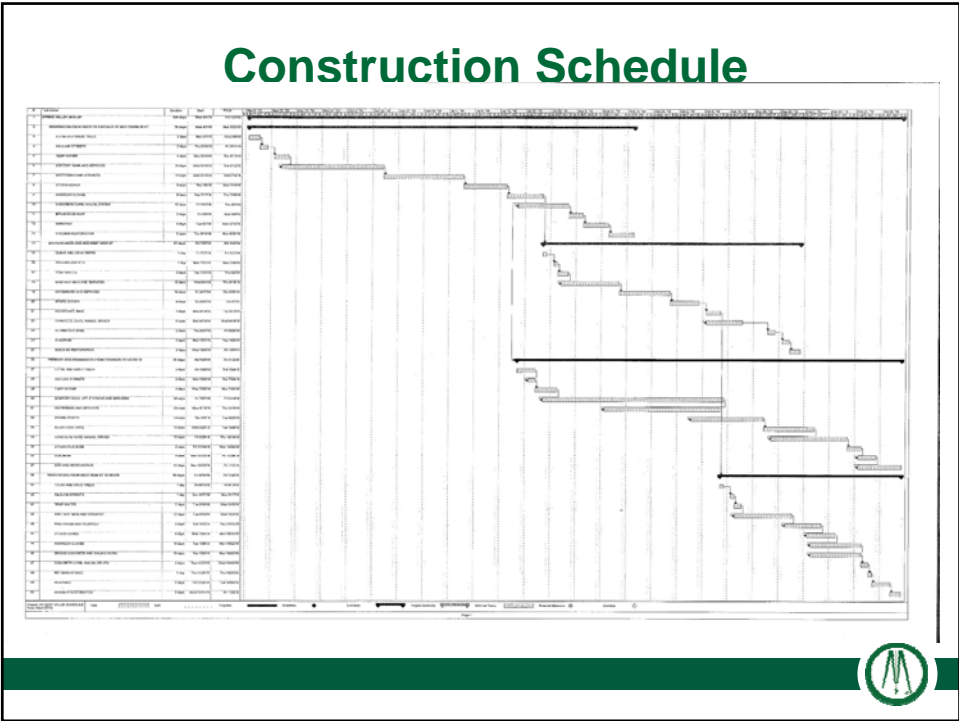
- Water Main
  - New 6" & 8" Ductile Iron water mains, new hydrants, new copper water services
- Storm Sewer
  - New Concrete Storm Sewer mains, new concrete catch basins & manholes
  - New PVC Subdrains & sump pump service connections



## Project Status

- Bids were opened on March 7<sup>th</sup>
  - Project was bid using the Best Value Procurement Method
- Best Value allows the city to evaluate the bids
  - 55% Price
  - 15% Contractor Work Experience
  - 15% Contractor Risk Assessment
  - 15% Contractor Interview
- Process has been completed and contractor has been selected, but contract has not been awarded





- ### Construction Schedule
- Construction start date's
    - Contractor's planned phasing
      - North of Freemont Street construction to start on or about May 7<sup>th</sup>
      - Freemont Street south anticipated start mid-July
      - West High Street anticipated start late August
  - Project completion date is November 9<sup>th</sup> for all work, except the last layer of asphalt. Last layer of asphalt will be completed by June 27, 2019.

## Construction Schedule

- Communication During Construction
  - Bolton & Menk will have a Resident Project Representative, Drew Weber, on site every day construction is taking place.
  - Question, Comments or Concerns should be directed to Drew
  - Limit questions to the contractor



## Assessments

- City Assessment Policy
- Assessment Calculation
  - Eligible Assessable Items
    - Street
    - Sanitary Sewer
    - Storm Sewer
    - Water main and related items are NOT assessable
- 15 year assessment at 4.5% interest.
  - 1% higher than the city paid on the bond



## Assessments

- Assessment Calculation
  - 20% of Assessable Costs assessed to benefitting properties on a per foot basis
  - Multiple Frontage Properties given a 50% reduction in footage
- Example of Assessment Calculation
  - \$1,000,000 Eligible Assessable Costs X 20%
  - \$200,000 Assessed Costs
  - 4,000' assessable footage
  - $\$200,000/4000' = \$50$  per foot



## Assessments

- Final Assessment Calculation
  - Total Project Costs = \$5,727,731.36
  - Total Assessable Costs = \$4,492,918.35
  - Total Assessed Costs(20%) = \$898,583.67
  - Total Assessable Footage = 9,559.5'
  - $\$898,583.67/9,559.5' = \$94.00/\text{foot}$
- Preliminary Assessment's were \$95.30/foot



## Construction Issues

- Access
  - Access to driveways will be intermittent
  - During dry weather, while contractor is not digging in front of driveway, temporary gravel ramps will be installed
  - During wet weather, or when contractor is digging in front of driveway, they may not be accessible
  - When concrete curb, sidewalks and driveways are curing, driveways will not be accessible



## Construction Issues

- Project Delays
  - Newsletters will lay out plans
  - Delays will occur, weather, subcontractors
- Garbage and Recycling
  - Contractor will mark receptacles, move to a central location for pickup, then return
- Mail Delivery
  - Mailboxes may be centralized in an accessible location
  - Returned to original location after project





## Construction Issues

- Water/Sewer Services
  - Services replaced to R/W line
  - Remaining service will be inspected, homeowner notified if replacement is recommended
  - Replacement from R/W to home would be homeowner's responsibility
- Private R/W Improvements
  - Sprinkler systems, invisible dog fences, etc., may be damaged, must be relocated



## Construction Issues

- Sod
  - Sod will be maintained for 30 days by contractor
  - Homeowner responsible after that
  - Watering – 2" per week, after rooted 1" per week
  - Mowing-not shorter than 3"
- Driveways
  - All new concrete aprons, sidewalks
  - Behind the sidewalk will be whatever is there today.
  - Avoid turning on new asphalt for 1-week and in hot weather
  - Concrete driveways will need several days to cure



# Construction – What to expect








# Project Website

[www.bolton-menk.com](http://www.bolton-menk.com)



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do a good job.

Client Center

Bid documents

Request survey

Send invoice payment

Project websites

News

March 27, 2018

**Bolton & Menk Children's**



# Communications - Newsletters

*City of Spring Valley*

March 13, 2018

2018 Street & Utility Improvement Project  
City of Spring Valley, MN



**BOLTON & MENK**  
Real People. Real Solutions.

**INFORMATIONAL MEETING:**

- DATE: APRIL 5, 2018
- TIME: 6:00PM
- LOCATION: Spring Valley Area Ambulance  
100 Emergency Drive  
Spring Valley, MN 55975

City of Spring Valley  
Phone: 507-348-7387

Deb Zimmer  
City Administrator/Clerk  
Email: [dezimmer@springvalleymn.gov](mailto:dezimmer@springvalleymn.gov)

Bolton-Menk.com  
2900 43<sup>rd</sup> Street NW  
Suite 100  
Rochester, MN 55901  
Phone: 507-208-4332  
Fax: 507-208-4155

Bryan Holtz  
Senior Engineering Tech  
Cell: 509-993-1112  
E-mail: [bholtz@bolton-menk.com](mailto:bholtz@bolton-menk.com)

**Project Introduction**

The City of Spring Valley is considering street & utility improvements for construction in 2018. The City has received bids on the project and is proceeding to construction. The specific streets proposed for improvements include:

- South Washington Avenue from Main Street to Sample Road
- Fremont Street from Hubson Avenue to Broadway Avenue
- Franklin Street from Hubson Avenue to Broadway Avenue
- High Street from Washington Avenue to Broadway Avenue
- Church Street from Washington Avenue to Broadway Avenue
- High Street from Territorial Road to Hubson Avenue
- Park Street from Broadway Avenue to Section Avenue

**Public Input**

A Neighborhood Informational Meeting is planned for **Thursday, April 5, 2018 at 6:00 PM** at the Spring Valley Area Ambulance building. The Neighborhood Informational Meeting will discuss the final assessments and the construction of the project. There will be a short presentation and ample time available for questions.

**PROJECT FUNDING**

The project will be financed in part through special assessments levied against the properties abutting the improvement. Specific information about the proposed special assessments will be available at both the Neighborhood Informational Meeting and at the Public Hearing.

**Contacts**

If you are unable to attend the meeting, and have questions about the proposed project, please feel free to contact the Senior Engineering Technician, Bryan Holtz at 507-993-1112, or [bholtz@bolton-menk.com](mailto:bholtz@bolton-menk.com).



## What are the next steps?

- Assessment Hearing
  - Scheduled for April 9<sup>th</sup>
- Award of Contract
- Construction



*City of Spring Valley*

## Informational Meeting 2018 Street & Utility Improvement Project April 5, 2018

Questions?

