

May 28, 2021

**Re: Construction Notification**  
*Dean Avenue, Improvement Project No. 22101*

The City Council awarded the construction contract for the above-referenced project at their Council meeting on March 22, 2021. The project was awarded to the low bidder, Park Construction Company.

Construction is scheduled to begin mid-June 2021 and be substantially complete with yard restoration in September 2021, weather permitting. The enclosed construction newsletter identifies a general description of the construction phases of the project.

A neighborhood meeting to review the construction improvements and anticipated schedule will be hosted in person at City Hall and virtually via zoom. The meeting will take place on **June 8, 2021 from 6:00pm to 7:00pm**. Representatives of the City, the contractor, project manager, and field representative will be present to answer any questions you may have.

**Meeting Information:**

A zoom meeting link will be posted on the City's website <https://ci.champlin.mn.us/champlin-road-projects>. You can also submit any questions or comments in advance of the meeting by emailing [ChamplinProjects@wsbeng.com](mailto:ChamplinProjects@wsbeng.com). Please add "**Dean Avenue**" in the subject line.

There are several other methods residents can receive project information and communicate your questions or concerns, as follows:

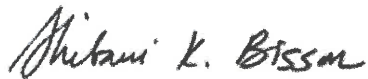
- Review the enclosed newsletter with information on the project and frequently asked questions and answers.
- *Sign up for project update emails* by sending an email to [ChamplinProjects@wsbeng.com](mailto:ChamplinProjects@wsbeng.com) with "**Dean Avenue**" in the subject line. You will then receive daily email updates on the status of construction activities as it progresses.
- Send an email to [ChamplinProjects@wsbeng.com](mailto:ChamplinProjects@wsbeng.com) if you have any questions or concerns.
- Call the project hotline at (763) 762-2864 and leave a message. Your call will be returned in a timely manner.

- Go to the City's website [ci.champlin.mn.us](http://ci.champlin.mn.us) and click on "Champlin Road Projects" and then select the (Dean Avenue, Improvement Project No. 22101) to view general project information, including the project feasibility report and power point presentations of the project, that includes information on the special assessments.
- Go to the City of Champlin Facebook page for weekly construction updates.
- A field inspector will be on-site along with the contractor's representatives to coordinate access to your driveway and other construction related questions or concerns you may have.

The assessment hearing for the project is planned for October 2021. You will receive notice of this meeting at least two weeks in advance of the meeting date. To view your pending assessment and payment options, please visit the project website [ci.champlin.mn.us](http://ci.champlin.mn.us) and click on "Champlin Road Projects", then select the (Dean Avenue, Improvement Project No. 22101) and then the Pending Assessments link.

Thank you in advance for your cooperation and patience during this construction season!

Sincerely,



Shibani K. Bisson  
City Engineer

Attachments: Construction Newsletter

# Dean Avenue Improvement Project

This project includes improvements to Dean Ave between Cartway Rd and Lowell Rd. Construction is anticipated to start **mid June** and be completed in early September.

Construction Activities Include:

- Directional drilling street lighting conduit
- Reclaim the existing asphalt pavement on Dean Ave between Cartway Rd and Independence Ave
- Mill the existing asphalt pavement on Dean Ave between Independence Ave and Lowell Rd
- Storm sewer improvements
- Full and spot curb replacement
- Asphalt street paving
- Street lighting installation
- Hydrant and gate valve replacement

## Frequently Asked Questions:

### Q Will I always have access to my driveway?

A Access to properties will be maintained for the majority of this project. There may be times during the day when you may not be able to access your driveway due to utility repairs, street paving, or other work, but generally access will be provided at the end of each day. Following any concrete curb or driveway replacement, access will be unavailable for approximately 7 days. Residents will be provided notification as soon as possible during the project when access will be restricted.

### Q Can I park on the street?

A During construction, we ask that all residents refrain from parking on the street. There are certain construction activities, i.e. curb replacement, where you will be required to park on the street. We will notify you prior to curb placement and let you know where you can park.

### Q Will delivery or removal service be disrupted (mail service, UPS/FedEx/Amazon and garbage service)?

A The City will coordinate with the Post Office, delivery services, and garbage service during periods of limited access.

### Q Where will I be able to pick up my mail?

A During construction, some residents between Cartway and Independence will need to pick up their mail at temporary mailboxes located outside the project limits. Areas with all new curb will receive new mailboxes and posts. Any mailboxes impacted in areas in spot of curb replacement will be salvaged and reinstalled using the existing mailbox and post.

### 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 new sod or seed at the end of the project. The contractor is responsible for watering new sod or seed for 30 calendar days following installation, after 30 days it is the homeowner's responsibility. Residents will receive a letter with the maintenance period end date, as well as tips on how best to care for new sod or seed.

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

A The contractor is responsible for protecting hardscape materials and irrigation systems found in homeowners yards, or restoring to their pre-construction condition if damaged. Landscape plants near the curb may be impacted by the project and will not be replaced. If homeowners have plantings they would like to keep, it is recommended they transplant them prior to the project.

### Q Will my water and sanitary sewer services be replaced?

A The City does not anticipate replacing any water or sanitary sewer lines. The Sewer & Water Department has reviewed the water services in the project area and is planning some curb stop and valve repairs.



Questions? Please call our project hotline at (763) 762-2864 or email [ChamplinProjects@wsbeng.com](mailto:ChamplinProjects@wsbeng.com)

# Project Stages

The seven (7) phases of the project are as follows:

## Phase 1 – Street light conduit / mailboxes

The first work task will be directional drilling electrical conduit behind the existing curb for new street lighting. The contractor will also install a cluster of temporary mailboxes for use during construction.

## Phase 2 – Removals

The next work task is tree trimming if needed, and mailbox removal. Then existing pavement is ground into a gravel-like material for reuse during reconstruction from Cartway to Independence. Some gravel remains on the street for drivability. The ends of driveways will also be removed.

## Phase 3 - Utilities

Installation of underground utilities including storm sewer pipes, catch basin structures and hydrant and gate valve replacement. This work is completed in phases, and access may be impacted.

## Phase 4 - Rough grading and curb and gutter

Rough grading of the streets is completed with a gravel surface placed on the subgrade for drivability during this phase. Concrete curb and gutter are placed on the gravel base material.

## Phase 5 - Final grading and paving

Fine grading establishes proper slope and depth of the new street. This process is more precise than the initial rough grading. The first layer of asphalt is placed during this phase and driveways are paved. Between Independence and Lowell, the roadway will be milled and overlaid with pavement during this phase.

## Phase 6 - Restoration

Turf is restored including any damages to sprinkler systems. The contractor is responsible for restoring areas disturbed with construction. Seed or sod will be used for restoration. The contractor is responsible for maintaining and replacing dead grass during the first 30 days. Onsite representatives inspect the restoration for contract compliance. Restoration issues are identified prior to the end of the contractor's 30-day maintenance period.

## Phase 7 – Final paving and street lights

Final layer of asphalt will be placed on the streets and new street lights are installed.

## Mailboxes and Trash

Temporary mailboxes will be located outside the project limits. Additional details will be provided before mailboxes are removed. Trash collection should not be impacted by construction.

## Working Hours

The contractor is permitted to work between hours of 7:00 a.m. and 7:00 p.m. Monday—Saturday. At this time, the contractor does not anticipate working Saturdays during this project.

## July 4th and Labor Day

No work will be permitted on these days in observance of the federal holidays.

## On-Street Parking

We ask that you do not park vehicles on streets under construction during working hours unless directed by project representatives. Construction can be delayed if the contractor cannot access portions of the project.

## Ways to Stay Informed



Facebook

@cityofchamplin



City Website

www.ci.champlin.mn.us



Sign Up for Email Updates

Email [ChamplinProjects@wsbeng.com](mailto:ChamplinProjects@wsbeng.com)

Please include "Maryland Brooklyn Heights Update" in the subject line

## 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.