

Construction Information & Frequently Asked Questions

Street Rehabilitation Project No. 2027-01



Landscaping/Plantings/Sprinkler Systems

Generally, the boulevard will be disturbed up to 10 feet behind the existing curb. We are requesting residents to remove yard landscaping items that they wish to replant such as flowers, shrubs, small plants, or any special garden plantings. The Contractor will be responsible for removing and reinstalling sprinkler systems, pet fence systems, retaining walls, decorative rock, edging and fabric. Please mark your sprinkler heads and/or invisible fences in your yard.

Access during construction

All efforts will be made to maintain full access to homes throughout the construction process. The biggest inconvenience is if the concrete curb and gutter is replaced in front of your property. During that time, you may have to park on the street in front of your house or on a side street. We will provide notification with instructions 2-4 days before this will take place. Concrete driveway aprons take the same amount of time to cure. We pour them as soon as possible after pouring the curb and gutter to try to keep the inconvenience to a minimum.

During the other phases of the project, we try to keep the disturbance to a minimum. After the Contractor has reclaimed the roadway, there will be a period of time that the roadway will be a dirt street. The Contractor will have the street graded down so that the street is drivable and safe. We will make sure that the Contractor keeps putting water down to keep the dust to a minimum. The Contractor must keep the streets open for emergency vehicles. There may be times when the Contractor happens to be working in front of your driveway or digging a hole on your street. When this happens, the construction foreman will help you to navigate and gain access. Heavy summer rains make a mess and hamper accessibility. The Contractor is required to make things passable as soon as possible. If you have difficulty or notice a problem area such as excessive dust or difficult access, please contact us.

If you require special access or accommodation during construction, please let us know and we can accommodate you.

Project Communication

The primary project contact from the City of Fridley will be Brandon Brodhag, available at (763) 350-0253 or malek.elbatta@fridleymn.gov. A project representative from the City will be on site throughout the construction process. Look for City staff in vehicles or construction vests bearing the City's logo. Residents can also contact project staff via the City of Fridley's Engineering Division at (763) 572-3554.

Construction Scheduling

The City will distribute weekly construction updates via the project email list and posts to the City's project webpage. These updates will summarize the current week's activities and provide a tentative construction schedule for the following week. For major construction activities with impacts to vehicle access or utility services, project residents will receive advanced physical notices detailing the upcoming work. Please note that all construction scheduling is tentative, weather-dependent and subject to change.

Residents are encouraged to subscribe to the City's project email list by sending their name and address to web-StreetProjects@fridley.mn.gov and requesting to be added to the project email list to receive the latest project updates.

Construction Safety

Please be aware that a construction site may be a dangerous place. The Contractor and the City will make every effort to ensure that adequate signs, fences, and barriers are installed on the site. Even with these precautions we are asking that extra care and attention is given in the construction area.

We request that parents keep children away from the construction site. The activity and equipment can attract children. City staff will be observing the Contractor's activity and may not be aware of any children in the area.

Frequently Asked Questions

Why did they cut the road out so deep? We get this question a lot, usually when the street has been excavated and the new curb and gutter is in place on top of the subgrade and hasn't been backfilled yet. The grade of the boulevards and the fact that the gutter is sitting with nothing around it yet creates an illusion that the new street will be much lower than the existing street. In the design process we try to keep things as close to the original conditions as possible.

Why did they cut my driveway at that point? Before the Contractor cuts the driveways we (the engineering department) go to each of the driveways to determine where it should be cut. We look at the flatness/steepness of the driveway and where the final grade of the new curb will be. We want to impact as little of your driveway as possible, but we need to go far enough back to ensure that your new driveway will not be too steep or will not have drainage problems. The existing joints, landscaping and other conditions are also taken into consideration. Because of all these factors, two neighboring driveways may need to be cut back to different lengths. Sometimes we have to get out the survey equipment and take a closer look to make sure that things will work.

What if I want a new driveway? Residents considering driveway replacement or modifications are encouraged to complete this work prior to the start of street construction. Residents are asked to obtain contractor quotes by spring and notify City project staff of any planned driveway construction in the upcoming street project area. Driveway replacements will not be completed as part of the City's street construction.

How do I care for the new vegetation? The Contractor is responsible to seeing the vegetation is maintained and watered for 45 days. After this time, they have to replace any dead vegetation and from that point it is the residents' responsibility to care for it. You should not mow until the vegetation will not pull up when the roots are established. Grass keeps its moisture in its leaves and mowing takes this away. If you really feel the need to mow, please set your mower 2 inches higher on the new vegetation. We appreciate any help that we can get from residents in caring for the restored areas.

Why do you pave over the manholes and water valves and then cut them out later? This is a standard practice in street construction. We cut the pavement and raise the manholes and water valves to their final elevation in preparation for the final lift of asphalt. These are left under the surface of the street and plated over with steel so that the Contractor can get proper compaction on the class 5 and base pavement. Otherwise we wouldn't be able to roll up next to these structures and it would result in poor compaction. It also ensures that the structures are set to the proper final elevation. If they are too low or too high in relation to the final pavement, they create a hazard.

Why do you cut lines across the brand new street? After we put down the final layer of asphalt, we cut the street and fill in these cuts with an elastic/ rubber/ asphaltic agent. The cuts are made about every 40 feet and at manhole and gate valve locations. With the freezing and thawing in Minnesota, things move and you end up with cracks across the street. Even on a brand new street with a new gravel base, the street will move and you will get a few cracks starting the first winter. When we make these sawcuts, we "tell" the road where to crack on a nice clean line. Water is sealed from getting into the crack and causing further damage. It really adds to the life of the street and reduces long-term maintenance costs.

What are my payment options for the special assessment? The three options for payment are as follows: **1).** Lump sum payment within 30 days of the Final Assessment Hearing (2027). **2).** Amount assessed to property taxes & paid over 10-year term with an interest rate to be calculated by the Finance Director (anticipated interest rate of 4 – 7%).

3). Senior citizens, retirees and individuals with a qualifying disability meeting certain criteria may request to have the assessment deferred. Interest accrues until the deferment is terminated.