



Real People. Real Solutions.

CITY OF WINDSOR HEIGHTS
1145 66th Street, Ste 1
Windsor Heights, IA 50324
(515) 279-3662

BOLTON & MENK, INC.
309 E 5th Street, Ste 202
Des Moines, IA 50309
(515) 259-9190

CONSTRUCTION NEWSLETTER



Project Schedule



Construction



Access & Parking



Private Utilities



Safety



Contact



Map & Phasing



PROJECT SCHEDULE

A phased construction schedule is proposed as shown in the map on the last page of this newsletter. The following is an overview of the project schedule. More detailed start dates will be provided as construction nears:

March 21 - Public Information Meeting at Council Chambers (1133 66th Street) 5:00 p.m. - 7:00 p.m.

March 27 - Begin Phase 4 Construction (Weather Dependent)

May/June - Begin Phase 2 Construction (Weather Dependent)

June/July - Begin Phase 3 Construction (Weather Dependent)

Late August - Work Complete

A new watermain will be installed once removal of the existing street pavement is complete. Following installation of the main, the contractor will install new water services to each property from the new main to the property line, which is typically located about 10 feet behind the curb. The existing sewer and water services between the property line and each house will not be replaced as part of the project.

Street reconstruction will follow utility work and begin by removing all material within the upper one foot of the existing roadbed to make space for the new gravel base and surface pavement. This will be followed by the installation of a concrete street pavement and concrete driveway aprons. During the installation of the gravel base and concrete pavement, access to driveways will be cut off until the concrete has time to cure properly.

Parking restoration, including installation of seed, will occur following completion of the street

Please contact Bolton & Menk if you have an irrigation system or invisible dog fence in your front yard prior to the start of construction. This information will help minimize impacts to irrigation systems and dog fences during the construction process.



CONSTRUCTION

Any landscaping or other personnel items within the street right-of-way (ROW) will be removed and salvaged back to the property owner. They will NOT be reinstalling these items.

The reconstruction project will include replacement of the pavement, replacement of sanitary sewer home services and watermain. There is no scheduled disruption to your sewer service.



ACCESS, PARKING, & COMMUNICATION

The construction process results in a great product at its completion, but can test one's patience along its course. While the negatives of construction are in many ways unavoidable, the City aims to reduce the burden through working with the City's contractor to minimize disruption, mailings and other communication, and on-site assistance for residents.

When the street and utilities are under construction, the contractor will need all of the space in the street. Therefore parking will not be allowed on the project area streets during the working hours. Access to driveways will be provided as much as possible. Temporary access restrictions should be anticipated during the work day. The project team understands the need for access to each property, therefore the streets will be temporarily restored at the end of each work day and access to private driveways will generally be available each night in area where pavement is still in place.

During street & utility reconstruction, access conditions are usually most challenging after rainfall. Heavy traffic over muddy streets makes conditions worse. Residents will be encouraged to drive on paved roadways whenever that alternative exists.

Typical working hours for the project will be 7 a.m. to 7 p.m., Monday through Saturday, and 7 a.m. to 6 p.m. on Sundays if necessary.

Finally, to combat the challenges of construction, the City has developed a multi-faceted approach to communication. Please call Wyatt Klooster or Justin Ernst with any concerns.



SAFETY

The contractor will do everything they can to make the project area safe for residents. However, residents should be aware of their surroundings when walking or driving near construction equipment. The City asks that residents keep their distance from construction equipment in use and utility trenches. Please keep children and pets away from construction activity and open trenches as they might not be aware of the dangers. If you see anything that you feel is unsafe, please do not hesitate to call Wyatt Klooster or Justin Ernst.

WATER & SEWER REPLACEMENT PROPERTY LINE TO HOME



Water and sewer service lines are privately owned by the properties they serve. Throughout the project area, to prevent future costly repairs by homeowners, the City will be replacing each property's water service pipes from the main (in the street) to the property line (about 10' behind the curb). Properties with "Orangeburg Pipe" as their sanitary sewer service will have the service replaced from the main (in the street) to the property line (about 10' behind the curb) at the expense of the property owner. At this connection point, the existing sewer and water service pipes will remain. These existing lines will be inspected at the property line prior to reconnection.

Service lines within the ROW are property of the property owner. The costs associated with replacement of these services is the responsibility of the owner. For those residence in need of sewer repair/replacement, they can apply for financing through the Neighborhood Finance Corporation (NFC). NFC is partnering with Polk County and the Windsor Heights-Urbandale Sanitary Sewer District to provide financing option for Windsor Heights' residents.

Please see the following City website for more information:

www.windsorheights.org/city-news/neighborhood-finance-corporation-application-information.aspx

For residents in Stage 4, the application deadline is **March 21, 2017**.

For residents in Stage 2 & 3, the application deadline is **April 3, 2017**



CONTACT INFO



Wyatt Klooster, of Bolton & Menk, Inc., will be on the project site representing the City and its residents and business owners. If you have any questions regarding this letter, the project, or anything in general, you may approach him on site or call his cell phone at **(563) 249-1719** or wyattkl@bolton-menk.com



Justin Ernst, of Bolton & Menk, Inc., is the Project Manager working on behalf of the City and its residents. He can be reached at **(515) 259-9190** or **(515) 318-8082** or justiner@bolton-menk.com

Website: www.windsorheights.org/projects.aspx

Sunset Terrace Reconstruction Project

Windsor Heights, Iowa

Property Owner Phasing Map

March 2017



Map Document: \metrosouth\gis\WINDSRHGT_CI_LAESR\IA\13113494\ESRI\Maps\113494_SunsetTerrace_Phasing.mxd | Date Saved: 3/16/2017 11:06:10 AM



Legend

- Parcel Boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4

0 100 Feet

Source: Polk County, City of Windsor Heights

