

This is the presentation given
during the Informational Meeting
at City Hall on April 25, 2024.



2024-2025 Street Improvements Informational Meeting

April 25, 2024





Introductions

Lake County

- Jason DiPiazza
Highway Engineer
- John Schlangen
Engineering Supervisor

City of Two Harbors

- Patricia Nordean
Administrator
- Engineers (Bolton & Menk)
 - Joe Rhein - City Engineer
 - Josh Stier - Project Manager
 - Zeke Myers/Scott Wasbotten - onsite

Contractor

- Northland Constructors of Duluth
 - Lance Lindahl - Project Manager





Agenda

- Project Overview
 - Proposed Improvements
 - Property Impacts
- Schedule
- Construction Details
- Communication
- Project Cost
- Questions & Discussion





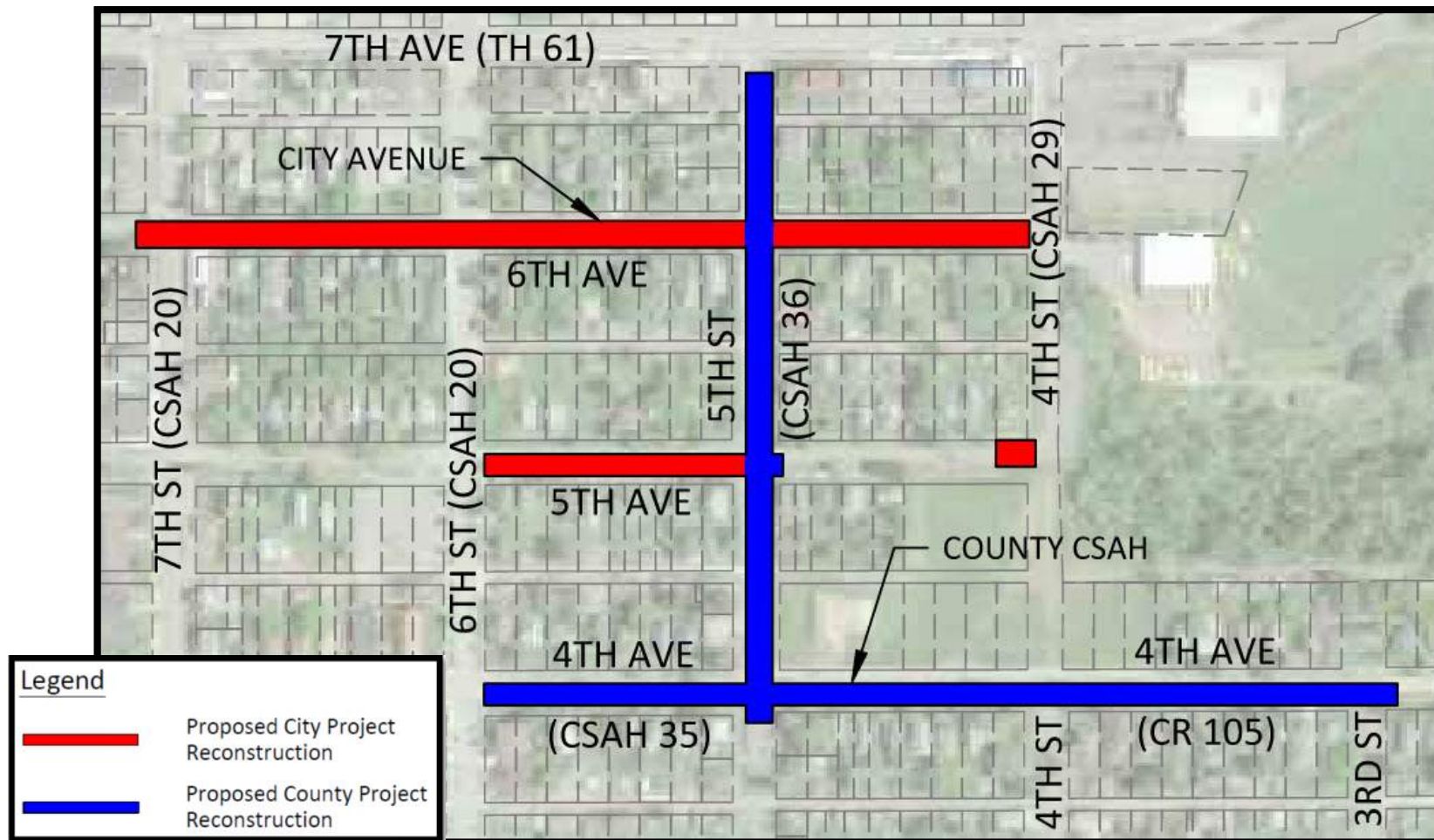
Goals

- Prepare for Project construction
- Be informed on the schedule
- Learn about activities you can expect to see
- Understand the communication process
 - Ways to get information
 - Whom to contact
 - Notices you'll receive
- Receive information on project costs



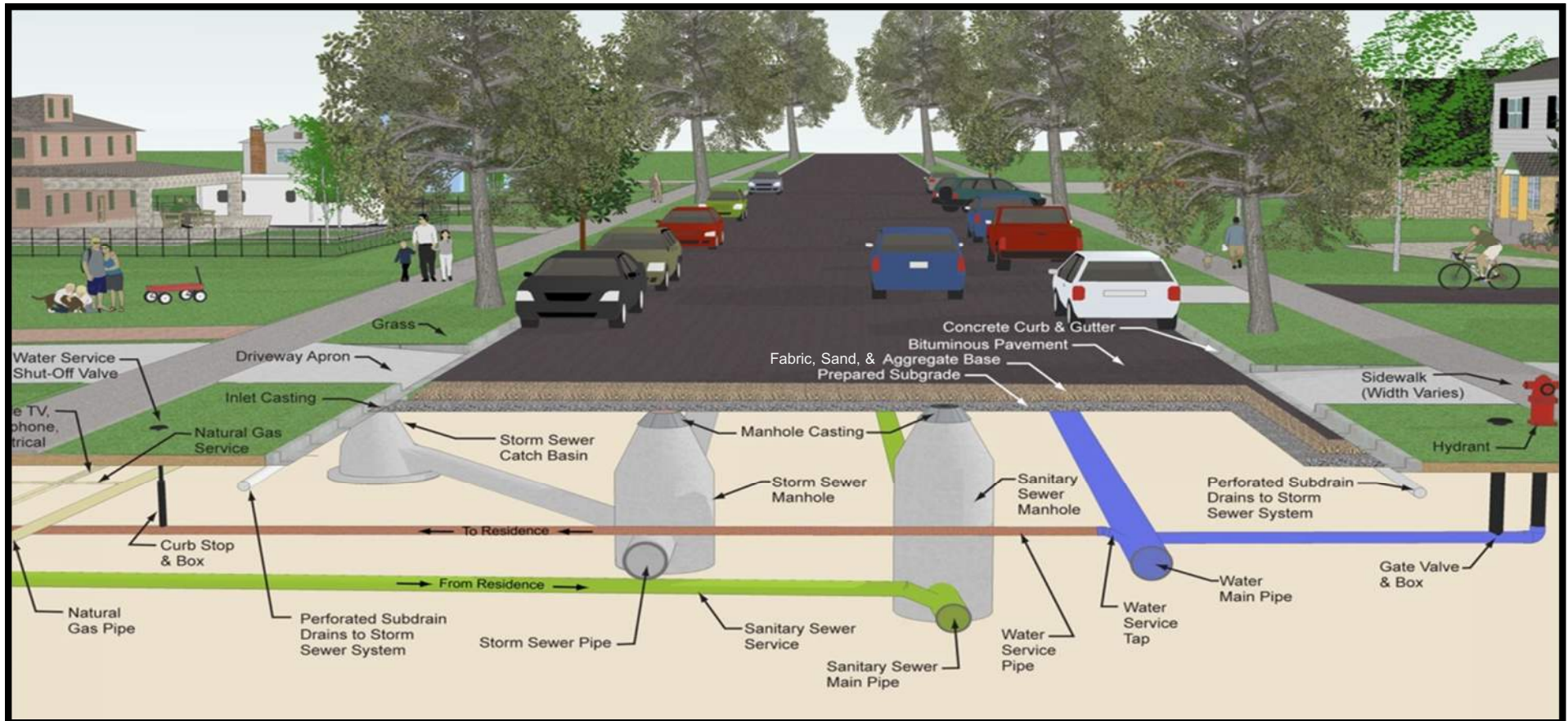


Project Segments



Proposed Improvements

- What is under a typical street or avenue?





Project Improvements

- All project blocks
 - New structural pavement section
 - Fabric, sand, gravel, bituminous pavement
 - New concrete curb and gutter
 - 6th Avenue: 28-feet wide from curb to curb
 - All other blocks: 32-feet wide from curb to curb
 - New concrete aprons at the ends of Alleys





Project Improvements

- Driveways
 - Driveways impacted by work will be repaired
 - Material of repair will match existing
 - Concrete, bituminous, or gravel
 - Width of repair will match existing width
 - Length of repair as needed to achieve an acceptable slope





Project Improvements

- Concrete Sidewalks
 - Replacing on both sides of all blocks, except
 - 6th Avenue: Waterfront Drive to 4th Street
 - Sidewalk on north side only
 - Extending sidewalk to complete the connection on 4th Street
 - Replacement of existing private walks as needed to match new sidewalks





Project Improvements

- Sanitary Sewer
 - Replacement along project blocks on 4th & 5th Ave
 - 6th Avenue:
 - Replacing from west of 5th Street to 7th Street
 - Slip-lining from 4th Street to west of 5th Street
 - Located generally in center of street
 - New PVC pipes with concrete manholes
 - Water-tight system
 - Individual service lines
 - Will be replaced from main to approx. property line





Project Improvements

- Water System
 - Replacement on entire length of all project blocks
 - New pipe with valves and hydrants
 - Individual service lines
 - Replaced from main to shut off valve (curb stop)
 - Temporary water system will be set up to maintain service until new water main is ready





Project Improvements

- Sewer and Water service interruptions
 - Will be scheduled
 - All affected properties will receive hand-delivered written notice at least 48-hours in advance
 - Interruptions won't happen before 9:00 am
 - Most should not exceed 4-hour duration





Project Improvements

- Storm Sewer
 - 5th Street: From 4th Avenue to 7th Avenue
 - 6th Avenue: Crossings on 400 and 500 blocks
- Replacing box culvert under 5th Street at 6th Avenue
- Drain Tile
 - Where physically possible
 - 5th Street
 - 5th Avenue
 - 6th Avenue





Project Improvements

- Natural Gas
 - New pipe along 5th Avenue and 400 block of 5th Street
 - Lowering existing mains at locations necessary for cover
- Electric
 - Replacing all street lights and bases
- No service interruptions are planned
 - If interruption of a service becomes necessary, it will be coordinated with the affected property





Property Impacts

- City and County owns right-of-way along each block
 - 70-feet wide on all project blocks
- Work will generally be confined to existing right-of-way
- Some easements needed on south side of 6th Avenue
 - 400 and 500 blocks
- May need access onto property for water or sewer service connection, or for driveway or sidewalk repair





Property Impacts

- Garages - no impacts anticipated
- Fences
 - One residential property will have existing fence relocated
 - New fence being added around east end of box culvert
- Existing private sidewalks
 - Replace as necessary to connect to new sidewalks along streets and avenues





Property Impacts

- Existing landscaping
 - If close to curb, pavement, sidewalk, or water shut off
 - Remove in advance if you want to keep
 - Left in place, contractor will remove and dispose
- Turf restoration on boulevard areas
 - Seed and mulch
 - Riparian seed mix along Skunk Creek banks
- Contact us if you have specific questions





Trees and Bushes

- Most trees impacted by project have been cut and removed
 - Stumps will be removed by contractor during project
- Considerations for removal
 - Long-term health and viability of tree
 - Public safety
 - Location of improvements – especially utility services
 - Impacts on the public investment being made
 - Reviewed in advance with Forester and Trees Committee
- City tree replacement policy – contact City Hall





Project Schedule

- Bids were opened March 14th
 - Low bidder was Northland Constructors of Duluth
- City Council recommended contract award March 25th
- County Board awarded contract March 26th
 - County is official owner of the contract
- Contracts should be signed by May 1st





Project Schedule

- Work anticipated to begin in May
 - Work will not start in all areas at the same time
- Contractor will submit proposed schedule
 - Contract does not require order in which blocks are done
 - Contract does limit how much area can be under construction at one time





Project Schedule

- Contract has time limits once work starts on a block
- Start of work until the new gravel in place
 - 4th Ave and 5th Ave: generally about 4 weeks for each block
 - 5th Street and 6th Ave: generally about 8 weeks
- Time from gravel until pavement is placed
 - Generally about 4 weeks per block
 - Contractor allowed to group blocks for concrete and paving work for efficiency





Project Schedule

- Expected to take two construction seasons to complete
- Specified completion date in contract
 - October 31, 2025
- Contract does not specify which blocks to be done in 2024 and which to be done in 2025





Working Hours

- 7:00 am to 7:00 pm Monday – Friday
- Saturdays may be worked occasionally
- No work on Sundays or Holidays unless emergency
- Weather may require adjustments in schedule





Access

- Roads will typically be closed during sewer & water work
- Areas under construction should usually be accessible at end of each day
 - Driveways generally accessible 7:00 pm to 7:00 am
 - Contract includes requirements for properties without alley access
- If there are areas with specific access concerns please contact the City or County to review





Access

- Activities with most impact on accessibility
 - Underground utility work
 - Paving
 - Concrete curbs and alley aprons
 - Will try to coordinate with affected properties to get vehicles out before work starts
- For concrete at driveways, will be a curing period
 - Anticipate 5 to 7 days before can be driven upon
 - Notices will be provided in advance
 - Parking along the street will be allowed



Construction - Preparation



Existing Sidewalks & Landscaping



Construction - Removals



Utilities & Street Base



Curbs & Driveways



Grading & Paving



Boulevards





Access & Services





Communication

- Project Representatives
 - For City (Bolton & Menk) and County
 - Will be on site daily
- City: Zeke Myers Cell: 507-613-8905
- County: John Schlangen Cell: 218-343-3875
- These will be primary contact for residents
 - Construction questions and concerns should go to them





Communication

- Written notices will be provided for key activities
 - Water or sewer service interruptions
 - Concrete work (curbing, driveways), blacktop paving
 - Other critical items
- General Questions
 - Two Harbors City Hall 218-834-5631
 - Lake County Highway Department 218-834-8380
- Refrain from contacting the Contractor directly





Communication - Links

- City website: <http://www.twoharborsmn.gov/>
 - Project Page
 - Documents
 - Updates
(~ every 2 weeks)



- Lake County: <https://www.co.lake.mn.us/highway/construction-projects/>





Project Costs

- Construction contract as awarded: ~\$7,397,600
 - City portion: ~\$4,835,000
 - County portion: ~\$2,562,600
- County will use a combination of sources to fund their segments, including State Aid and Sales Tax
- City funding all cost of underground utility mains
 - Portion of remaining costs will be assessed against properties
 - Per current adopted assessment policy





Assessments

- Estimated assessments based on feasibility report
 - Actual assessment amounts will be calculated after final construction costs are known (Fall 2025)
- Separate meeting on assessments – Fall 2025
 - All property owners will receive written notice
 - Time and date of meeting
 - Exact proposed assessment
- Properties owners will have method to formally object to assessments at that time





Assessments

- Project costs to be assessed
 - Street costs (structural section, curb & gutter)
 - County segments: 0% Assessed
 - City segments: 50% Assessed
 - Sidewalks
 - County segments: 0% Assessed
 - City Avenues: Cost per square
 - Credit if sidewalks had been done within 5 years





Assessments

- Utility Service Costs (individual lines to properties)
 - Water: 0% from main up to and including the curb stop
100% on house side of curb stop
 - Sanitary: 100% from sewer main to project limit
- Assessment deferrals
 - Must apply for & meet specific requirements
 - Deferral, NOT forgiveness
 - Interest accumulates during deferral





Assessments

2024-2025 Street Improvement Project Estimated Total Assessment^{1,2,3}

Parcel Designation	Estimated Amount	% of Total Parcels
Small (0 to 5,250 square feet)	\$13,250	9%
Average (5,251 to 8,749 sf)	\$16,090	71%
Large (8,750 to 10,500 sf)	\$19,180	1%
Other	Varies	19%

1 - Includes typ. sewer service length 2 - Amounts rounded 3 - From Feasibility Report, Sep. 2022

- Assessments may vary due to actual construction cost
 - Low bid was 8% below Feasibility Report estimates





Conclusion

- Did this meeting meet its goals?
 - Prepare for construction
 - Be informed on the schedule
 - Learn about what you can expect to see
 - Understand the communication process
 - Receive information on updated project costs
- We appreciate your patience and cooperation, and look forward to a successful project!



Questions / Discussion

