

## **2007 Main Street Reconstruction Project Overview Pine Island, Mn.**

### ***General Project Overview***

- Goodhue County – Contracting Authority for the bridge project. They are in control of all aspects of the proposed and temporary bridges along with the Main Street detour.
  - Bridge project schedule – The bid opening was September 12<sup>th</sup>, 2006. Minnowa Construction (Harmony, Mn) is the apparent low bidder. The contract is expected to be awarded in an upcoming County board meeting.
    - Temporary Bridge (1<sup>st</sup> Ave SE, North of the School) – The contractor will begin construction of the temporary bridge prior to school being let out for the summer of 2007. However, the temporary bridge will not be operational until June 4<sup>th</sup>, 2007. The bridge will be left in place until October 1<sup>st</sup>, 2007. Following that date the County’s contractor will begin the removal of the temporary bridge. Currently it is scheduled that the Main Street detour will be in place on 1<sup>st</sup> Ave SE from June 4<sup>th</sup> to October 1<sup>st</sup>, 2007.
    - Proposed Main Street Bridge – The contractor is projected to begin construction of the Main Street Bridge on June 4<sup>th</sup>, 2007. The County is anticipating having the bridge completed by August 24<sup>th</sup>, 2007. However, the bridge may not necessarily be in service by this date. The city will need to complete approach work following August 24<sup>th</sup>. This may take 2-3 weeks. The City is anticipating having the bridge passable for local traffic following the completion of the approach work.
- City of Pine Island – Contracting Authority for the street and utility project on Main Street. (QED Engineering is Pine Island’s City Engineer)
  - Street and utility project schedule – The bid opening will take place at 10:00 am on December 12<sup>th</sup>, 2006 at City Hall.
    - The starting date for the street project is scheduled for June 4<sup>th</sup>, 2007. The tentative substantial completion date is September 30<sup>th</sup>, 2007.
  - Project Phasing – We understand that keeping access to businesses is on the mind of every business owner. We will do everything we can to minimize the disturbance brought about by the street project. In order to accommodate businesses, certain conditions have been clearly outlined in the contract calling for project phasing (please see the attached drawing labeled “Construction Phasing Drawing”). The following are a few stipulations that have been incorporated into the plans and specifications:

- The sidewalk adjacent to the buildings is to be kept in place until it is ready for replacement. This will allow pedestrians access to businesses from the front door throughout the vast majority of the project. Specific sections of the sidewalk will need to be removed when installing services. The contractor will need to replace these sections with temporary pavement, plywood, etc...
- Intersections – The contractor will be required to keep either the intersection at 3<sup>rd</sup> Street or 2<sup>nd</sup> Street open at all times. The downtown area will be more accessible because traffic will be able to drive through the construction area at these intersections.
- Street Construction – Shortly following the underground construction the contractor must begin street construction. The contractor will be required to construct the crushed aggregate base course on the completed underground sections. However, the concrete pavement will most likely be placed once all blocks have the base course in place.
- Parking – While there is no construction taking place on a given section of Main Street, the contractor will be required to have that particular section available for parking. The contractor will be required to have the areas properly and clearly marked to avoid confusion for motorists as well as pedestrians.
- Information and project updates
  - Website – The City will post pertinent information on the City website (<http://cc.pineislandmn.com>).
  - Access Channel – This will be another valuable source of obtaining project information.
  - Weekly Meetings – Progress meetings will be held at City Hall throughout the duration of the project to inform the public on the progress of the project as well as updates on scheduling. Interested parties are encouraged to attend in order to stay informed on the status of the project.
  - Newspaper – Articles about the project will be in the local newspaper.
  - Newsletters – Newsletters may be put together and sent out throughout the project to inform business owners of the progress of the project.
  - Radio – Project information may also be available both on the am and fm dials. More information regarding this media outlet will be posted on the City’s website.

➤ Customer and Employee Parking

- There will be parking lots available for customers and employees of the downtown businesses (please see the attached drawing labeled “Parking Overview Drawing”). Employees will be encouraged to use the lots farthest from the project area (shaded in gold on the drawing) which will allow customers close access to businesses (shaded in blue on

the drawing). The current plan is to have the parking for customers be 2 hour parking only.

- There will be times throughout the duration of the project that parking will be available in front of the businesses. The contractor will be required to make sections they are not working on passable for traffic.
- The City is currently looking at making up signs for the businesses and placing them in locations that are easily visible for prospective customers so that we can reduce confusion around the project area. The signs will be relocated based on the contractor's operations.

➤ Project Lighting

- The Pine Island HPC (Heritage Preservation Commission) worked very hard in selecting a light pole and fixture that is practical, stylish, and efficient while keeping project costs in mind. Included in the portfolio is a drawing of the proposed light pole and fixture (Note: the drawing includes a flag holder, flower baskets, and a Pine Island medallion all of which will be bid as alternates and may be eliminated due to cost). The current lighting system will be replaced on Main Street from 4<sup>th</sup> Street SW to Center Street. Contractors will also be bidding on a lighting alternate that includes replacing the lighting system from Center Street north to Highway 52. If constructed the lighting alternate would bring a uniform appearance to Main Street as a whole. The decision to proceed with the alternate will be made at the regularly scheduled council meeting in January (the council and City staff would appreciate your input on this matter as is the case for all aspects of the project). In an attempt to offset the costs of the lighting system the HPC will be launching an Adopt-A-Pole campaign in which businesses and/or individuals can purchase entire or partial light poles. With the purchase of a pole there will be a plaque mounted on the pole with the name of the generous contributor(s). More information about this will become available in the upcoming months.

➤ Assessment and Estimated Project Cost Information

- Information regarding the estimated assessments will be available following the award of the contract in late January. Calculating the estimated assessments using the actual prices bid enables us to more accurately determine what the property owners will be assessed for the project. Once the project is completed in October, the final assessments will be determined from the actual work performed by the contractor.
- The total estimated project cost for the reconstruction of Main Street is \$2,386,889 (cost includes 30% engineering, administration, and contingencies). The unit prices used in computing the estimated cost are based on projected 2007 construction costs. Actual prices bid will be available following the bid opening on December 12<sup>th</sup>.

- Contact Information – Communication from now until the end of the project is crucial to the success of the project as a whole. We encourage you to contact us with all questions and/or comments whenever they arise. The two contacts that are listed first (City and QED) are the primary sources for information. However, the final three are listed for your convenience.
  - City Offices: **Abraham Algadi, City Administrator.** (Work) 507-356-4591 (Cell) 507-259-9676 Email: [pica@pitel.net](mailto:pica@pitel.net)  
**Mark Swarthout, Maintenance Superintendent** (Cell) 507-421-1959
  - QED Engineering, Inc. – **Craig Britton, P.E.** (Work) 507-292-8743 (Cell) 507-421-1494 Email: [cbritton@qedengineering.net](mailto:cbritton@qedengineering.net)
  - Goodhue Co. Public Work Dept. – **Greg Isakson, P.E.** (Work) 651-385-3025 Email: [greg.isakson@co.goodhue.mn.us](mailto:greg.isakson@co.goodhue.mn.us)
  - City Mayor: **Paul Perry** (Home) 507-356-4447
  - Goodhue County Commissioner - **Dan Rechtzigel:** (Home) 507-789-5877 (Government Center) 651-385-3116. Email: [rudy396@yahoo.com](mailto:rudy396@yahoo.com)
  
- Special Events and/or Requests
  - If you have any special requests and/or needs please contact City Staff or QED so that we can try to accommodate you. Also if you have any suggestions and/or comments on how we can distribute information better or more clearly please let us know so that we may work together to convey what will be taking place on the upcoming project.
  
  - If your business is set to have a special event, whether it be a sidewalk sale or any other promotion, please contact us so that we may accommodate your business to the best of our abilities.

Please contact us with any additional questions and/or comments that you may have.

Sincerely,

Project Team

Abraham G. Algadi, City Administrator  
Mark Swarthout, Director Public Works  
Craig Britton, Project Engineer / Supervisor