



May 8, 2013

Good Afternoon,

MAJOR RECONSTRUCTION WORK HAS BEGUN

Upcoming construction schedule

Thomas and Sons is progressing with the pavement removal between 36th St and mid-block between 37th and 38th St. They will soon begin the removals on the south end of the 3700 block. This will result in vehicle access changes to the businesses on the south end of the 3700 block.

Next week, Thomas and Sons expects to begin working on the new storm sewer and will dig the access holes for the water main cleaning and lining. They may also begin some of the road base grading work starting late next week.

Businesses are open during construction and local access to business and residential driveways will be maintained. However, it will change based on the type and location of the work being done.

We will share any updates as they are available.

Notes

Please note, as the contractor does pavement removals on the project, they will be removing and salvaging the old street pavers. We discourage individuals from entering the construction site and removing these pavers as they are the property of the contractor. Pavers on Nicollet are not “free for the taking”.

The construction equipment is large and heavy and can be **extremely dangerous** if one is not alert around it. We urge you to stay at a safe distance at all times. Please, above all, impress upon your children not to go beyond the sidewalk at any time and to stay away from material piles and equipment parked on or near the job site. Please observe all posted detour routes and warning signs and arrange to park on side streets or on another block when work is under way in your immediate area.

Vandalism continues to plague our projects. It not only delays the project but adds to the construction costs. Your cooperation in reporting and preventing such acts is critical and directly benefits you.

To save yourself time and money, if you have experienced any problems with your sewer and/or water connection it is recommended that you contact a licensed plumber as soon as possible to correct the problem **before** the streets are paved. One problem frequently encountered in connection with street paving is the condition and age of the private water and sewer services from the house or business to the City main in the street. Occasionally, because of the age and condition of these services, they may require repair or replacement within a relatively short period of time after the new paving is completed. If you are planning to upgrade your water or sewer service, please contact Bob Schmidt at 651-308-3805 to coordinate with the project’s schedule.

We will construct new curb and gutter by properties on the corridor. To do so, we will excavate a portion of the City boulevard directly behind the curb. The City boulevard is the area between the sidewalk and concrete curb. We will place new topsoil and sod where it was disturbed. The tree and sod planting will likely occur **this fall**. Any private lawn sprinkler systems, decorative carriage walks, special flowers, bushes or other decorative lawn items in the boulevard are the responsibility of the property owner to identify and protect.

UP-COMING MEETINGS

Stakeholder construction updates

Public Works will hold construction update meetings. These meetings are to provide an opportunity to learn what is happening with the construction and share potential issues and concerns. At this point, meetings will be scheduled for the 1st and 3rd Thursday of May and June. We may adjust the frequency of the meetings based on needs and meeting attendance.

Where: Butter Bakery Café

3700 Nicollet Ave

When: 9:00 am

Dates: May 16, June 6, June 20

PROJECT CONTACTS

On-site project inspector Bob Schmidt 651-308-3805- Call Bob if you have immediate issues on the project

Project Engineer Beverly Warmka 612-673-3762- Call Bev if you have general questions regarding the project

Proposed 2013 Phasing:

May/July – Construction area – south of 36th St to just south of 38th St

August/October – Construction area – south of 38th St to 40th St

OTHER CONSTRUCTION INFORMATION

Minneapolis Water has started installing the temporary water main between 36th and 38th Streets. Minneapolis Water anticipated that they will start to switch properties to temporary water the middle of next week. They will contact the property owners to schedule this work. This will be needed for the water department to clean and line the existing main. The cleaning and lining work is expected to start the week of May 20th. The schedule for this will be shared as it's available.

CenturyLink has a manhole rebuild remaining in the northeast corner of the intersection of 38th St and Nicollet. That will be coordinated with the other work going on in the intersection. More information will be

shared as it's available.

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BUSINESS INFORMATION

"Open for business" signage

Businesses in the project area are allowed to place "Open for business" signs on their buildings or property without the requirement of permit.

Small Business financing programs

The City of Minneapolis offers a wide array of financial programs for small business support in an effort to help businesses develop and succeed throughout the city. The financing tool that Nicollet Avenue businesses may find most helpful during construction is the working capital guaranty program, where the City guarantees a portion of working capital financing. Businesses considering capital improvements before or after construction may be interested in the following.

Two-Percent Loans provide below-market rate financing to small Minneapolis businesses (retail, service or light manufacturing) to purchase equipment and/or to make building improvements. A private lender provides half the loan at market rate and the City provides the rest, up to \$50,000 at 2 percent interest. The private lender, often the business' usual bank, underwrites and services the loan.

Energy Efficiency Loan Program - provides financing in partnership with the Center for Energy and Environment (CEE) for businesses making energy retrofits and energy efficiency improvements for commercial and industrial properties. These loans are less than \$75,000 and are paired with Xcel and Centerpoint Energy rebates. When the loan is repaid - typically in under three years - the energy cost savings reduce business operating expenses.

Contact Erik Hansen at 612-673-5022 or erik.hansen@minneapolismn.gov for more information.

If you have any questions regarding the project, feel free to contact me, Beverly Warmka, Project Engineer at beverly.warmka@minneapolismn.gov or 612-673-3762

Additional information regarding the project can be found on the project website at <http://www.ci.minneapolis.mn.us/cip/all/WCMS1P-102134>

You may subscribe to future emails at:

https://public.govdelivery.com/accounts/MPLS/subscriber/new?topic_id=MPLS_169

As always, thanks everyone for your continued time and interest on this project.

Beverly Warmka, P.E.