

An aerial photograph of Saint Paul, Minnesota, showing a dense urban skyline with various skyscrapers and buildings. In the foreground, a river flows through the city, reflecting the surrounding structures and greenery. The image is overlaid with a semi-transparent green rectangle containing the title text.

# CITY OF SAINT PAUL

Public Works

Division of

Street Design and Construction

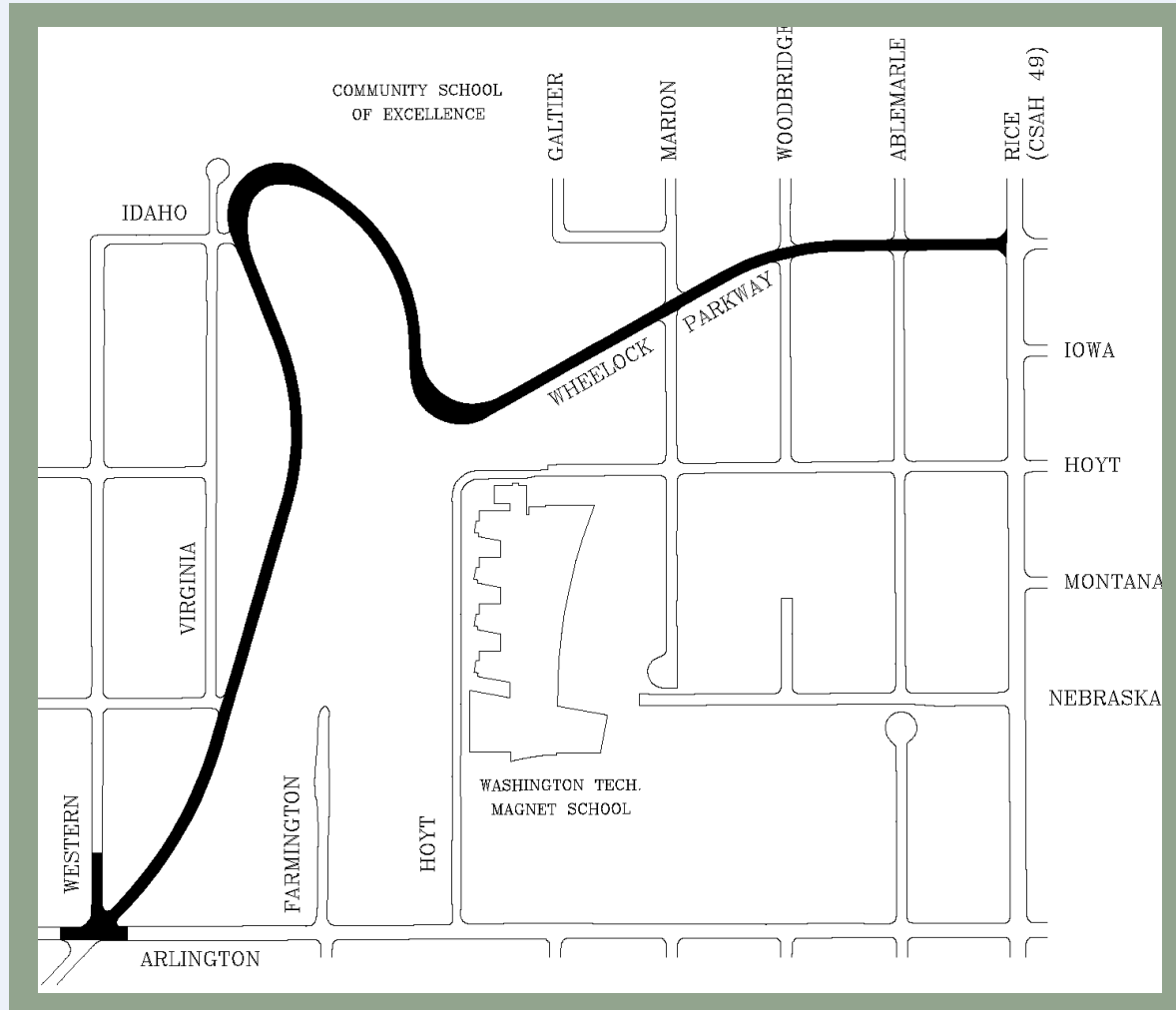


# Wheelock Parkway Reconstruction Phase IV



# Wheelock Parkway

## Project Map



# Wheelock Parkway

## Presenters

Project Engineer	Cheng Xiong	651-266-6168
Street Lighting	Ben Hawkins	651-266-6256
Forestry	Zach Jorgensen	651-632-2437
SPRWS (Water)	Graeme Chaple	651-266-6882
Sewers	Aaron Hass	651-266-6171
Real Estate Section	Lynn Moser	651-266-8858





# Wheelock Parkway

## Project Schedule

- This meeting is informational only
- City Council approval/Public Hearing in early 2019
- Design winter of 2018/2019
- Start construction summer of 2019
- End construction fall of 2019



# Wheelock Parkway

## Included in the Project

- Sidewalk and ADA-compliant pedestrian ramps
- Bike trail 10-feet (south side)
- New concrete curb and gutter
- New pavement (width = 24-feet)
- Concrete driveway aprons
- Utility upgrades
- Lantern-style street lighting
- Removal of all Ash trees, dead trees, and stumps
- Sodded boulevards
- Tree planting



# Wheelock Parkway

## Sidewalk Replacement



### Sidewalk Replacement

- 5-foot walk
- Typically set at property line
- Realignment (various locations)
- Adjacent to bike trail at intersections



# Wheelock Parkway

## ADA-Compliant Pedestrian Ramps

Fan Ramp



Directional Ramp





# Wheelock Parkway

## Bicycle Trail



- 10-foot bituminous trail
- 5-foot minimum offset from curbs
- Adjacent with sidewalk at intersections
- Tabled crosswalk at intersections



# Wheelock Parkway

## Tabled Crosswalks

- Crosswalk is raised 3-inches
- Improves accessibility for bicyclists and pedestrians
- Traffic-calming design

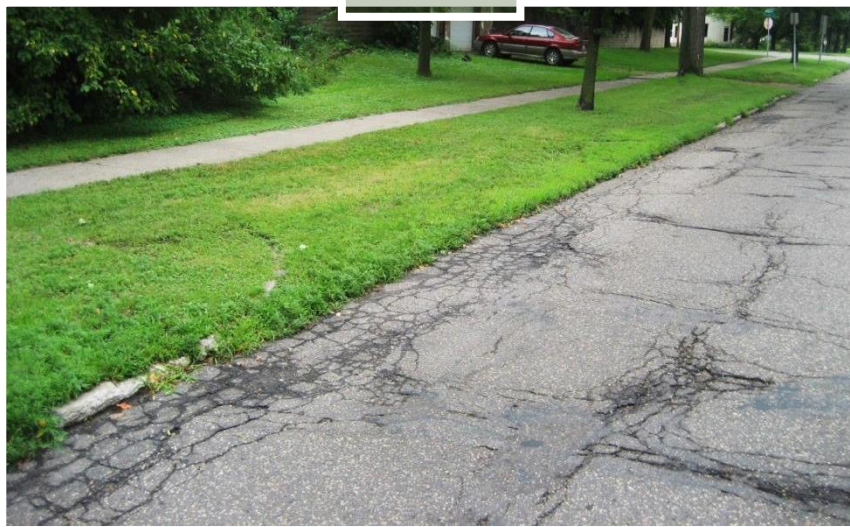




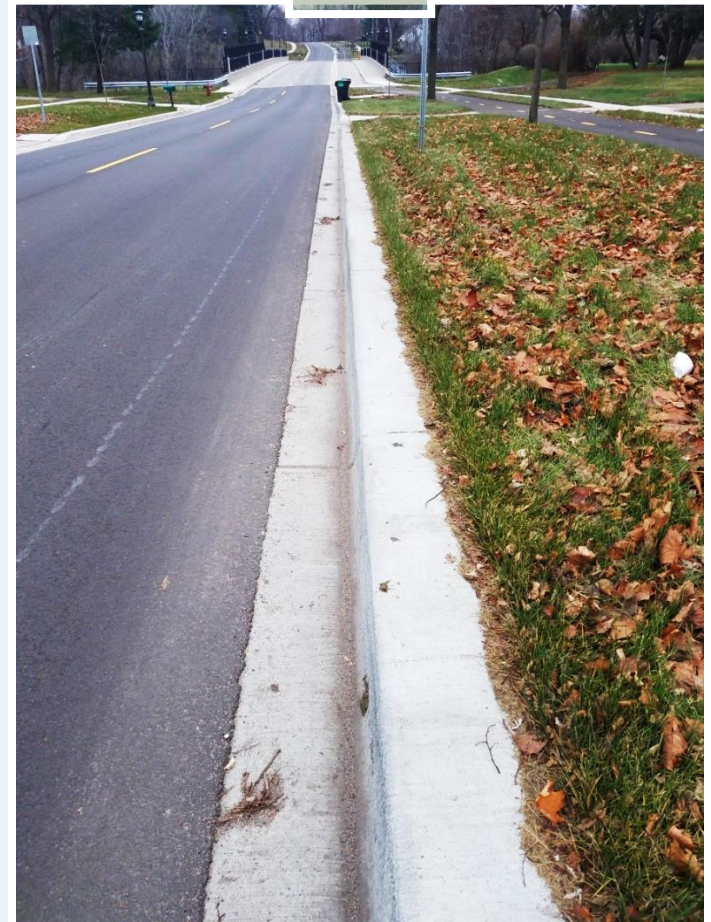
# Wheelock Parkway

## Concrete Curb and Gutter

Before



After



# Wheelock Parkway

## Concrete Curb and Gutter with Catch Basins

Before



After





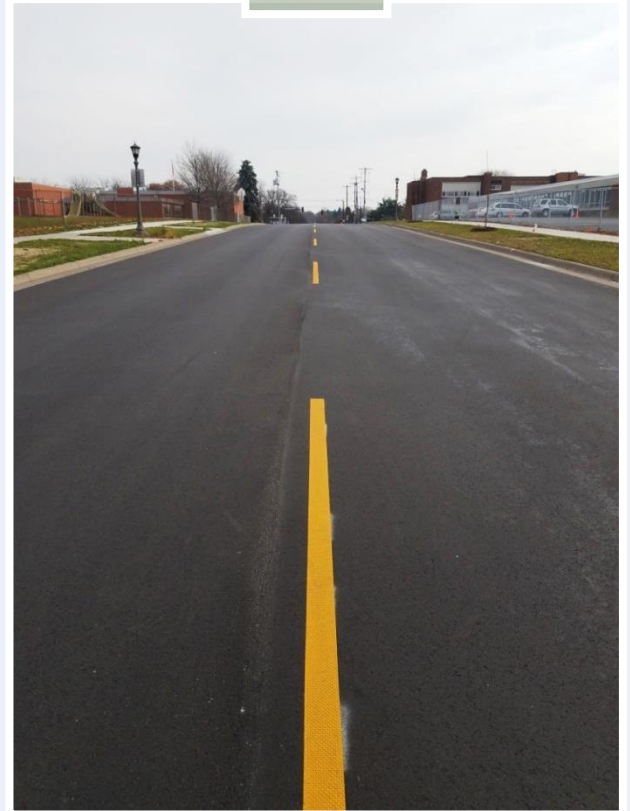
# Wheelock Parkway

## Bituminous Pavement

Before



After



# Wheelock Parkway

## Driveways



Driveway aprons will be concrete regardless of any existing special material

New driveway aprons will be reconstructed at 12-foot max, 30-feet beyond the garage





# Wheelock Parkway

Grade and Sod Boulevards

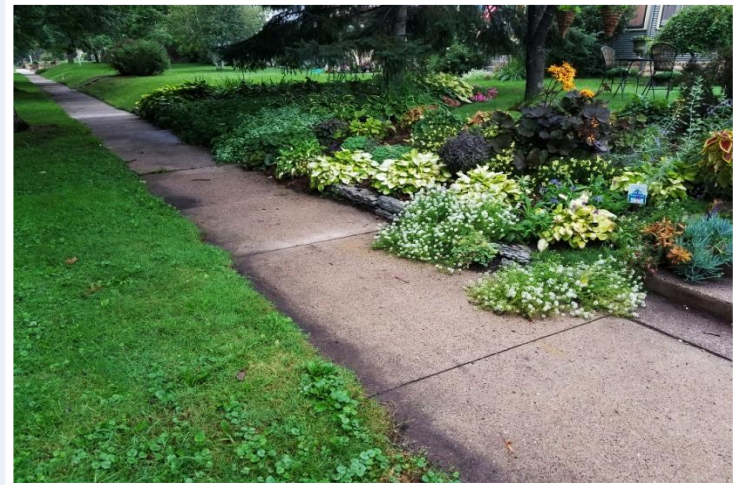


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# Wheelock Parkway

## Boulevard Gardens

If you have a boulevard garden or plants  
and you want to salvage them,  
you should remove the plants in the spring  
**before construction work begins**





# Wheelock Parkway

## Lantern-style Street Lighting

Before



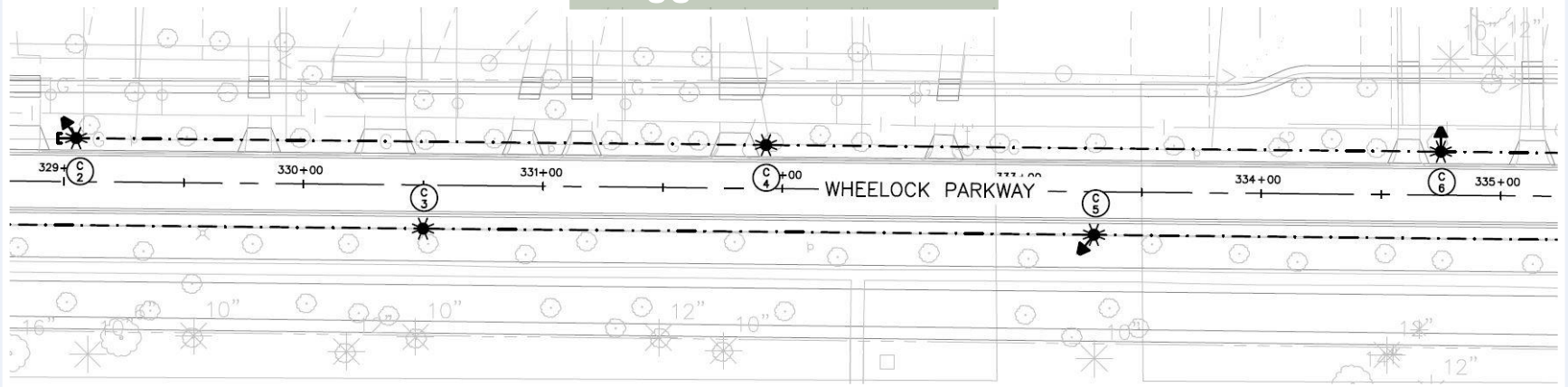
After



# Wheelock Parkway

## Lantern-style Street Lighting

### Staggered Formation



# Wheelock Parkway

## Tree Removal





# Wheelock Parkway

Emerald Ash Borer

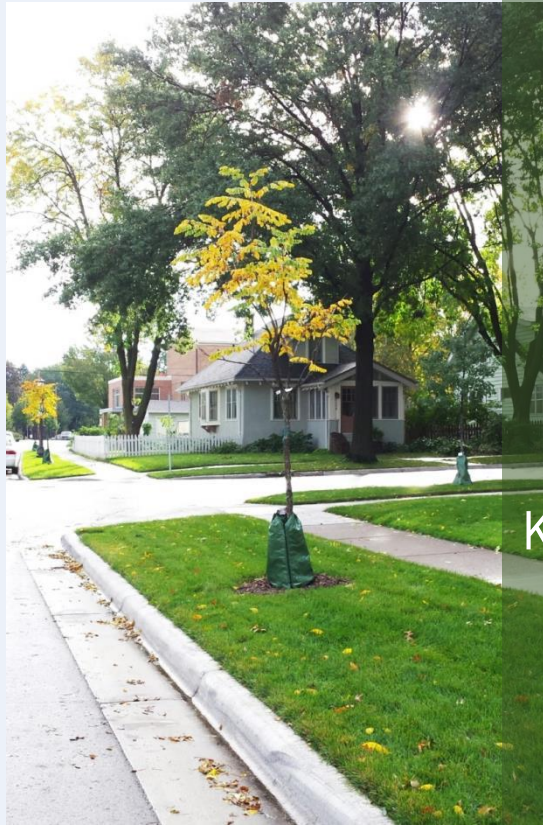


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## Tree Planting



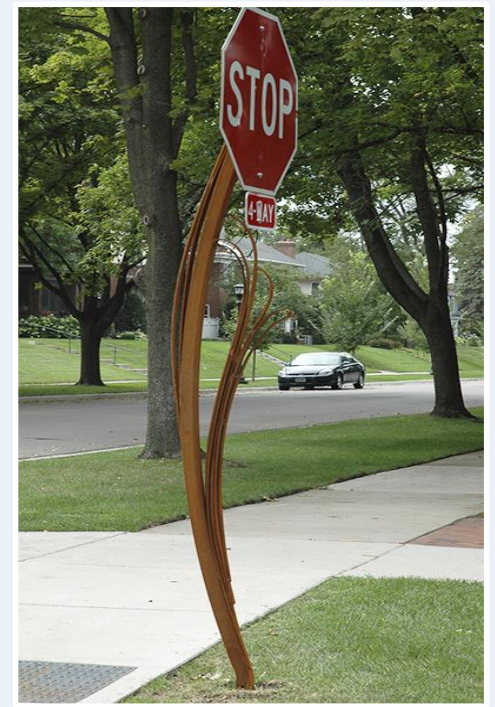
Buckeye  
Catalpa  
Crabapple  
Hackberry  
Honeylocust  
Hybrid Elm  
Ironwood  
Kentucky Coffee  
London Plane  
Oak  
River Birch  
Serviceberry



# Wheelock Parkway

## Public Art

The City of Saint Paul dedicates 1% of the project cost to public art





# Wheelock Parkway

## Below the Surface





# Wheelock Parkway

Xcel Energy



Street Design and Construction

# Saint Paul Regional Water Services





# SAINT PAUL REGIONAL WATER SERVICES

Graeme Chaple – Damage Prevention  
and Inspections Supervisor

Cell: 651.775.3030

Email: [graeme.chaple@ci.stpaul.mn.us](mailto:graeme.chaple@ci.stpaul.mn.us)

# WATER MAIN REPLACEMENT



- ▶ Water main is approx. 8' feet deep
- ▶ Most existing residential water mains are 6" diameter cast iron pipe.
- ▶ Most mains are replaced as 8" diameter ductile iron pipe or 8" PVC dependent on existing soils
- ▶ Installation by PW Contractor, SPRWS providing temporary water
- ▶ Water main must pass a series of bacterial tests, pressure tests, and conductivity tests prior to being put in service



# TEMPORARY WATER MAINS



- ▶ 2" PVC pipe laid in the grassy area or on edge of sidewalk
- ▶ Fully Bacterially tested prior to hook-up
- ▶ Will become quite warm during the summer
- ▶ Water is provided at no cost when connected to temporary water



# TEMPORARY WATER CONNECTION



- ▶ Back fed through outside hose spigot through the use of a grey potable water rated hose.
- ▶ A wye is installed to allow use of garden hose while connected
- ▶ Notification of temporary water will be posted on front door.
- ▶ Temporary water crew will need to access the water meter inside building twice, once during install and once for the take down

# WATER SERVICE CONNECTION



- ▶ Water services are re-connected to the main once the watermain is fully tested and live.
- ▶ Most existing copper services are reconnected with only excavation at the watermain
- ▶ All lead services are replaced with copper pipe from the main to property line or water service valve box at SPRVS cost

# LEAD SERVICE REPLACEMENT



- ▶ All Lead water services will be replaced from the water main to the property line or water service stop box
- ▶ Replacements to stop box are only done if there is an obstruction at the property line or if a private plumber has already replaced the water service inside property to the stop box



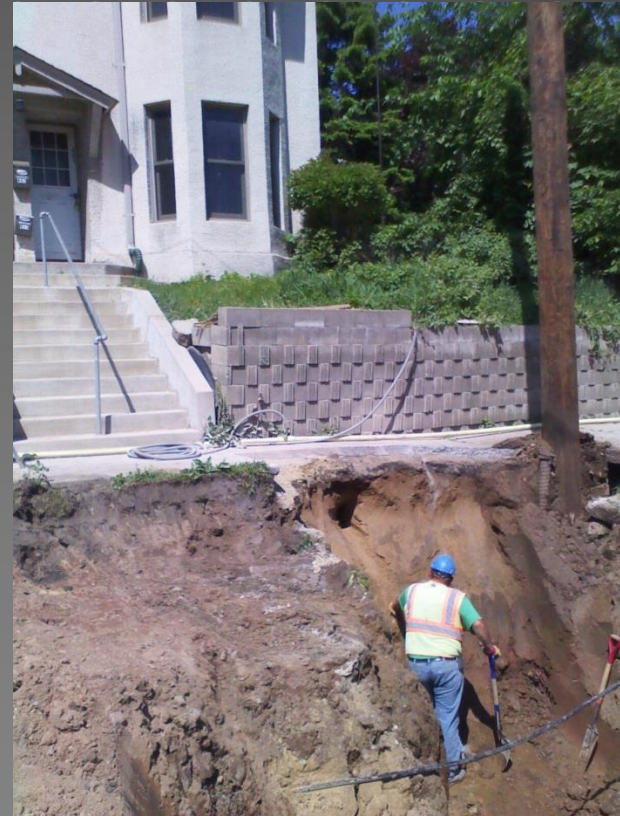
# LEAD SERVICE REPLACEMENT



- ▶ New 1" copper water service installed in same location as the old 5/8ths or 3/4ths lead service
- ▶ old lead pipe either removed or abandoned in place, depending on situation
- ▶ Transition joint installed at property line from new copper service to existing material inside property.

# LEAD SERVICE REPLACEMENT INSIDE PROPERTY

- ▶ Can be assessed onto taxes over 20 years
- ▶ Building owner will have to obtain private plumber and get quotes
- ▶ Excavation of yard generally not needed
- ▶ Costs are reduced because restoration is done in the ROW by the project
- ▶ Plumber List and Information will be mailed to property owners addresses
- ▶ Additional Information available from the SPRVS Engineering Service Desk 651.266.6270



# CONTACT INFO

## ► Graeme Chaple

*Damage Prevention and Inspections Supervisor*

Cell: 651.775.3030

Email: [graeme.chaple@ci.stpaul.mn.us](mailto:graeme.chaple@ci.stpaul.mn.us)

## ► SPRWS Engineering Service Desk

651.266.6270

1900 Rice St

Saint Paul, MN 55113

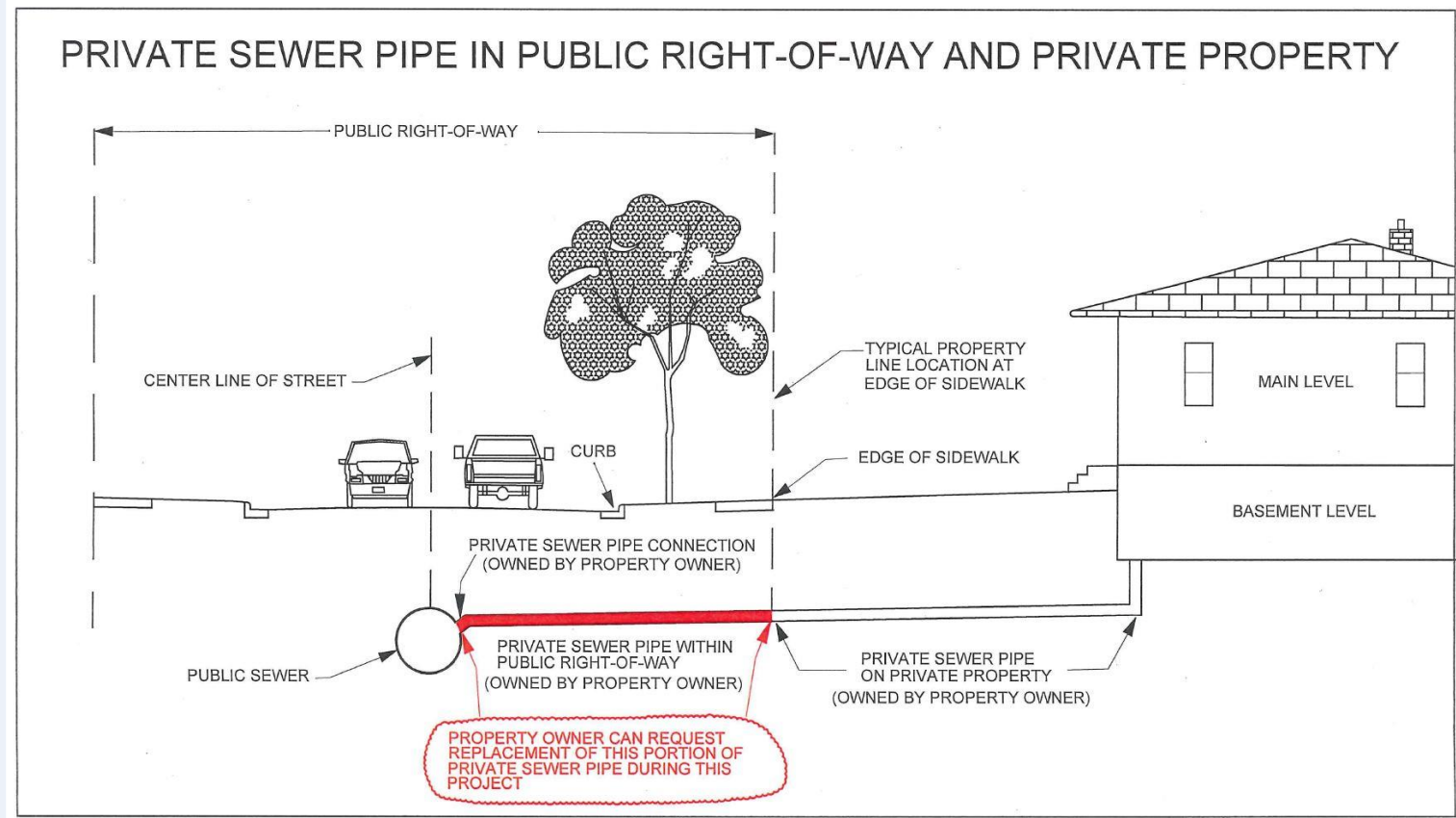
CITY OF SAINT PAUL

Public Works

Sewer Division

# Wheelock Parkway

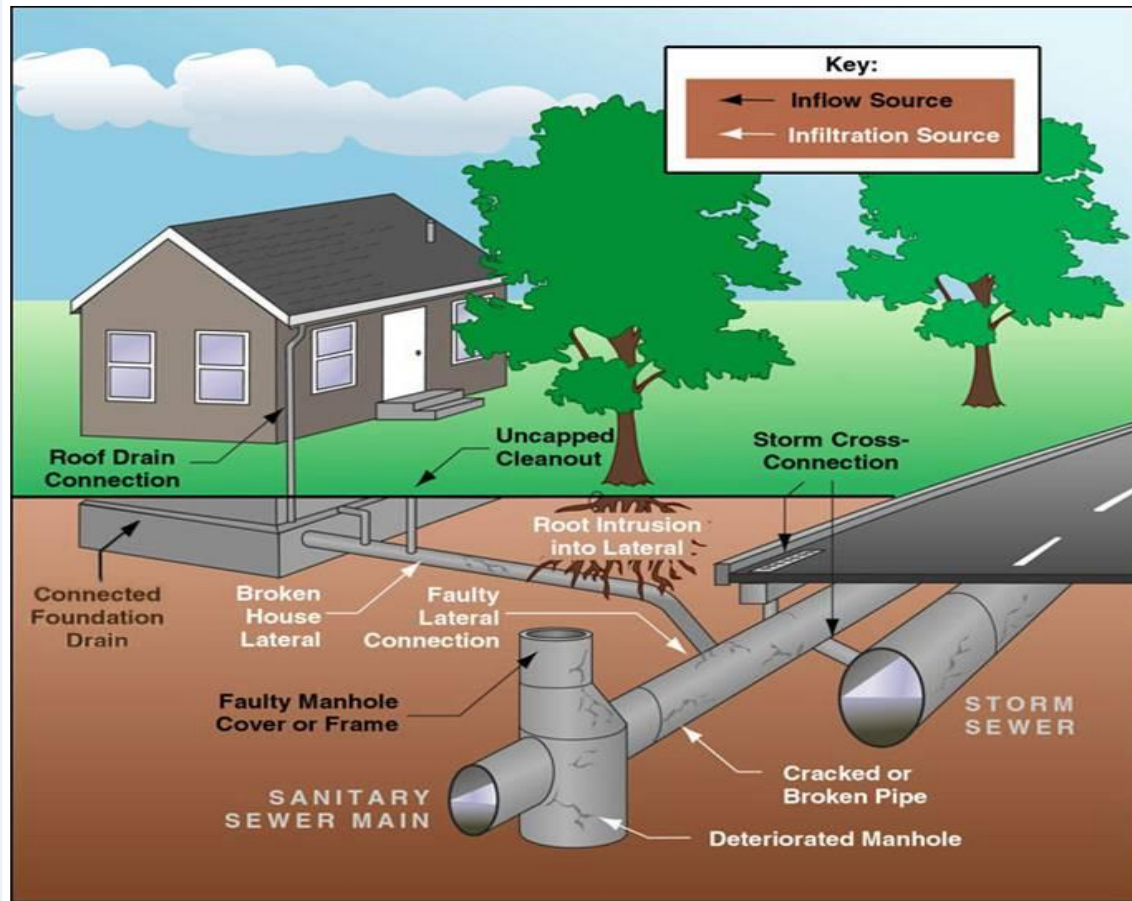
## Sanitary Sewer Replacement Option





# Wheelock Parkway

## Sanitary Sewer Service Issues



# Wheelock Parkway

## Warning Signs of a Defective Sewer Service

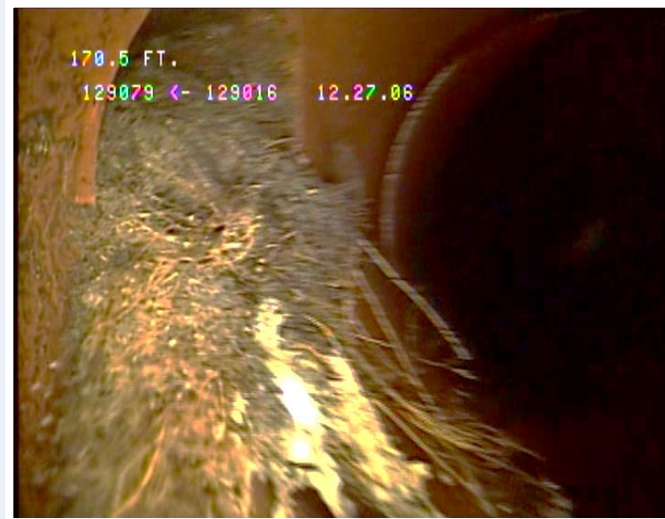
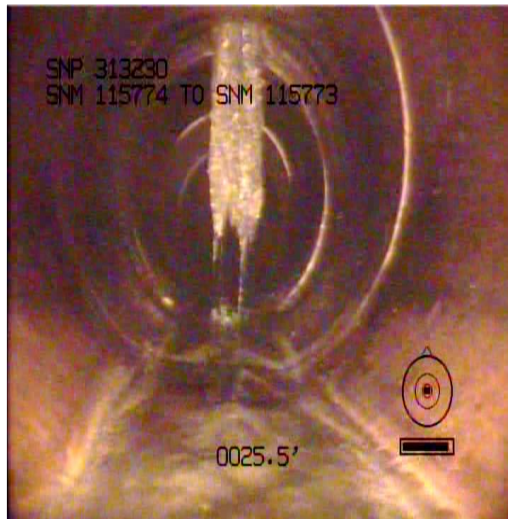
- Does your drain run slowly? Or gurgle?
- Do you have sewer odors?
- Do you know where your sewer service runs?
- Are there bushes or trees planted over it?
- Has your sewer line ever been cleaned and inspected?
- Do you have a garbage disposal and do you use it for everything?
- Is there a sinkhole or depression near your home, boulevard, or street?



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## Common Sewer Problems

- Dropped connection to the main
- Broken clay pipe
- Root intrusion





# Wheelock Parkway

## Benefits of Repairing the Sanitary Sewer Service

- Extends the system service life
- Reduces the risk of:
  - ✓ Sewer backups
  - ✓ Sinkholes
  - ✓ Rodent access
- Cheaper during construction:
  - ✓ Fixed rate
  - ✓ Don't have to pay for street restoration
  - ✓ 20-years to pay



# Wheelock Parkway

## Sanitary Sewer Service Cost

### COST COMPARISON INFORMATION

Replacing Your Sewer Service From the Main to the Property Line

**During** Construction

Approximately **\$3,000**

- Cost to property owner can be spread out over a 20-year term/assessment
- No street restoration costs

**After** Construction

Typically More Than **\$5,000**

- Restoration costs are paid by the property owner

If you are interested – **ACT NOW!**



# Wheelock Parkway

## Living Through a Construction Project

**Noise**

**Dust**

**Mud**

**Limited Access**

**Inconvenience**





# Wheelock Parkway

## Construction

- Your street will be dug up numerous times
- The work is done in layers and often by different crews doing different types of work
- Plan on 4-months of disruption
- Residents and emergency vehicle access will be maintained at all times



# Wheelock Parkway

## Construction

- All of the construction is done by private construction companies
- They are very busy and this isn't their only project
- Most road work is weather-dependent and rain *will* delay work
- Contractors work 5-6 days a week from 7:00 a.m. until 7:00 p.m.
- The City of Saint Paul will have an onsite representative (project inspector) to inspect the contractor's work



# Wheelock Parkway

## Roadway Construction Signs



### ROAD CLOSED TO THRU TRAFFIC

You can get to your house, but you cannot get all the way through - you will eventually come to a **ROAD CLOSED** sign



### ROAD CLOSED **DO NOT ENTER!**





# Wheelock Parkway

## Parking

- The contractor will post **NO PARKING** signs everywhere
- If there *is no* activity on your block, you may park in front of your house
- If there *is* activity on your block, please leave contact information on the dashboard - the contractor would rather call you than a tow truck
- Police agree not to ticket unless requested by Public Works or the contractor



# Wheelock Parkway

## Project Information and Updates

- You will receive a letter prior to the start of construction - keep this for names and contact numbers
- A flyer will be handed out a week before construction starts on your block - check front doors for flyers
- Onsite Public Works inspector - the project inspector should be your first call with questions or issues
- Weekly updates will be posted to the city's website at **[www.stpaul.gov/construction](http://www.stpaul.gov/construction)**



# Wheelock Parkway

## Placement of Class 5





# Wheelock Parkway

## Placement of Curb



# Wheelock Parkway

## Final Grading





# Wheelock Parkway

## Placement of Asphalt Wear Course





# Wheelock Parkway

## Grading Boulevards



# Wheelock Parkway

Before and After



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CITY OF SAINT PAUL

Office of Financial Services

Real Estate Section

Assessments

# Wheelock Parkway

## Saint Paul Streets Program

### Cost of Street Projects

#### Project Cost Versus City Cost

- Project cost - calculated by the Department of Public Works
- City cost – component of project cost
  - Covers street work only
  - Often less than project cost since other non-street work (sewers, water lines, etc.) not included

### Financing Street Projects

- Previous financing – street improvement bonds
  - Required 20% of project costs assessed to property owners
- Current financing – street reconstruction bonds
  - Requires City Council –approved 5-year plan for street reconstruction projects
  - No minimum assessment percentage required





# Wheelock Parkway

## Saint Paul Streets Program

### Determining the Assessment

- Determine assessable cost – portion of city cost to be assessed
- Calculate per-foot assessment rate – divide amount by total frontage
- Calculate each property's assessment – multiply assessment rate by each property's frontage
- Verify reasonableness of assessments – based on appraisal firm analysis of project benefit to property values



# Wheelock Parkway

## Assessment Information

### Assessment Process/Approval

- Construction approved early 2019 (Final Order)
- Assessment approved fall of 2019 (Ratification of Assessment)

### Pending Assessment

- Assessment is “pending” after the Final Order is approved
  - Visible for property owners or title companies
  - Payments are accepted (partial or full)

### Levied Assessment

- Assessment is “levied” after the Ratification of Assessment is approved
  - Invoice mailed, 30-days to pay to avoid interest
  - If not fully paid, annual installments automatically go onto property taxes
  - Paid over 20-years with simple interest and a flat fee
- Delayed payment of Special Assessment for Senior Citizens or Permanently Disabled
  - Not a forgiveness of the assessment
  - Interest accrues the same as non-deferred



# Wheelock Parkway

## Assessment Information

### Sanitary Sewer and Water Connections

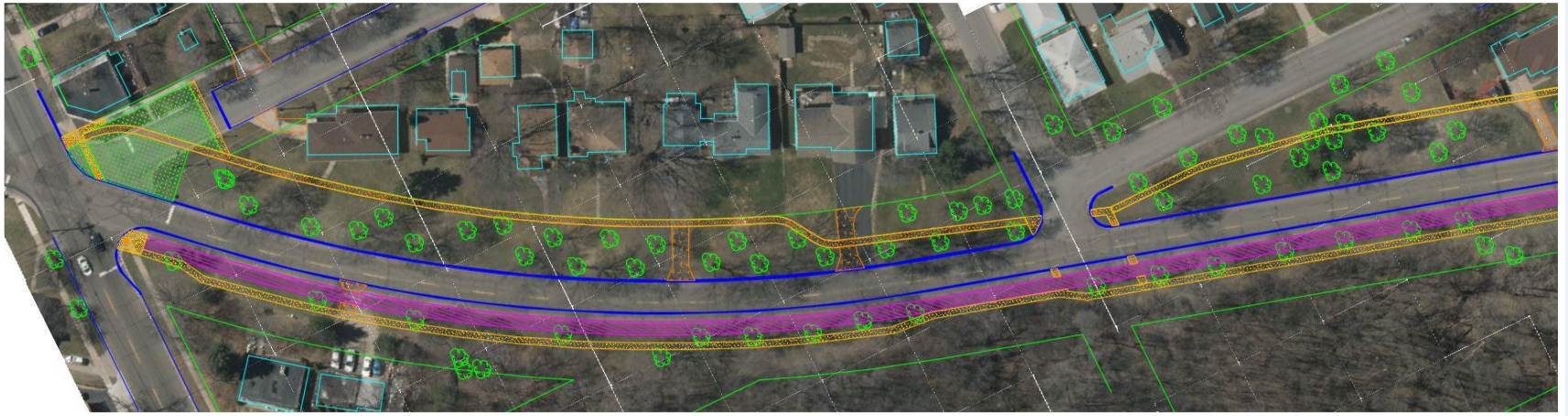
- Requested by property owner
- Separate assessment(s)

**View / pay assessment at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments)**



# Wheelock Parkway

Preliminary Design Subject to Change

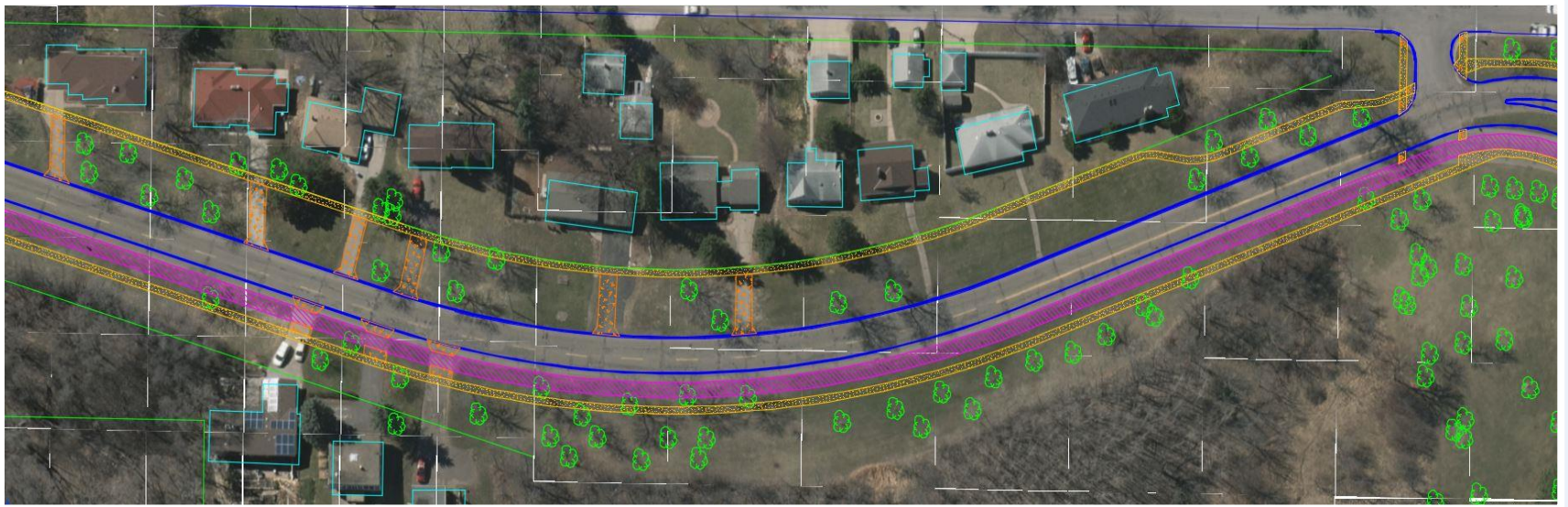


Street Design and Construction



# Wheelock Parkway

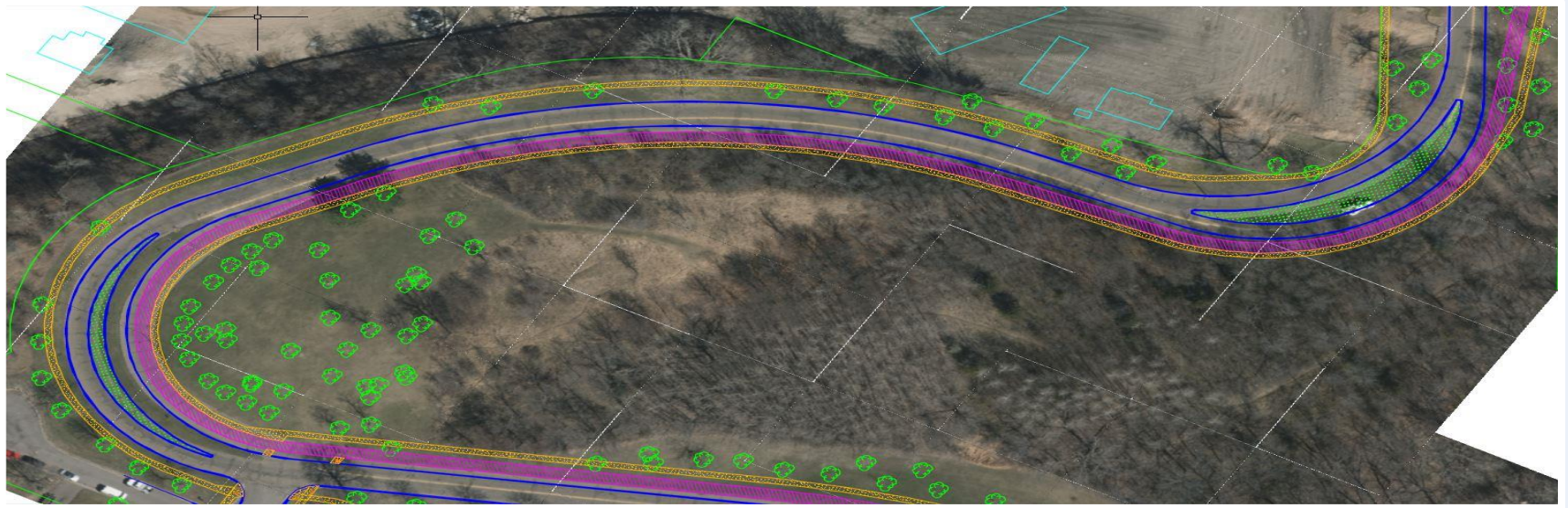
Preliminary Design Subject to Change



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# Wheelock Parkway

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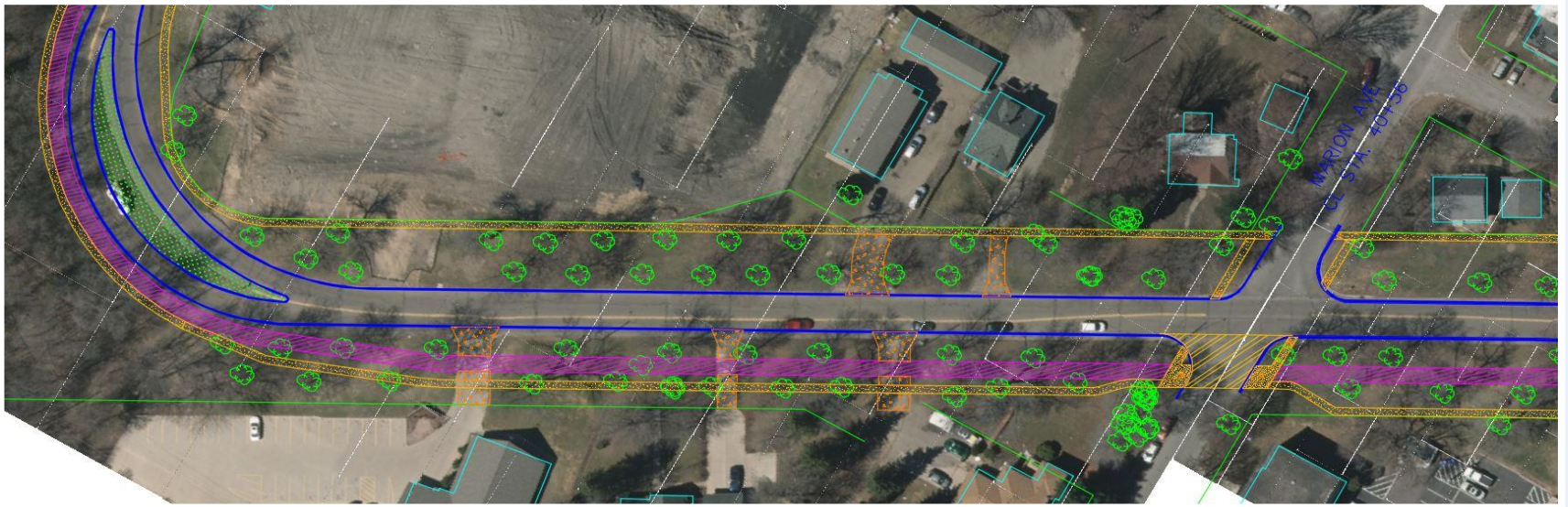


Street Design and Construction



# Wheelock Parkway

Preliminary Design Subject to Change



Street Design and Construction

# Wheelock Parkway

Preliminary Design Subject to Change



Street Design and Construction



# Questions?



# Wheelock Parkway

## Contacts

Project Manager	Chris Engelmann	651-266-6084
Project Engineer	Cheng Xiong	651-266-6168
Parks and Recreation	David Ronzani	651-266-6410
Street Lighting	Ben Hawkins	651-266-6256
Forestry	Zach Jorgensen	651-632-2437
SPRWS (Water)	Graeme Chaple	651-266-6882
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