



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

May 27, 2026

Re: Project Update Letter #5 - Section 01 Unplatted Street Reconstruction

On Friday, April 24, 2026, the city held a pre-construction meeting with North Valley, Inc., the contractor performing the improvements. The purpose of the meeting was to review the contractor's proposed construction schedule, to share contact information, to review the status of permits, and discuss relevant construction related procedures, processes, and requirements.

The purpose of this letter is to share the information discussed at the pre-construction meeting, so property owners generally know what to expect as the project begins and progresses. This information is also available on the project webpage <https://www.cityoframsey.com/1114/Section-01-Unplatted-Reconstruction>. The webpage will remain your best source of receiving updated information throughout construction.

Pre-Construction Meeting Update

Project Schedule – North Valley currently plans to start work the week of June 15th, and will substantially complete their work by August 28, 2026. Please be aware contractor schedules are subject to change for many factors including: weather, construction interruptions, plan changes, and possibly other project commitments.

North Valley discussed the following main construction processes with the city:

<u>Week</u>	<u>Process (duration in working days)</u>
1 (June 15)	Install traffic control and erosion control (2 – 3 days) Temporary mailboxes (2 – 3 days) *Contractor works with USPS to place temp. boxes; you will receive notice on mailbox Clear and grub impacted trees
2	Strip and salvage topsoil along edge of pavement (3 – 5 days)
3	Reclamation of the existing pavement (1 – 2 days) Removals, including driveway ends (3 – 4 days) Storm sewer pipe work (5 – 7 days)
4	Install concrete curb in gutter (replacing existing bit. curb only) (5 – 10 days)
5	Subgrade corrections and excess material haul-off (10 – 15 days)
6	Grading and tolerances gravel base (5 days)
7	Pave first lift of new pavement (2 – 3 days)
8	Re-place driveway ends (3 – 5 days)
9	Place the final lift of new pavement (2 – 3 days)
10	Restoration and landscaping (7 – 10 days) Replace mailboxes (2 – 3 days)

*These process timelines are estimates and some may overlap or expand.

Access to Property – During construction, access to driveways and streets may be partially restricted during normal working hours. Access to driveways may be restricted up to 7 days where concrete curb and gutter is being installed and at concrete driveway aprons which are being replaced. This will allow the new concrete section adequate time to cure and gain strength. During these times, walk-on access will be maintained to all properties by the end of each work day. If you have special access needs during construction, please contact us as soon as possible so we can work to accommodate your needs.

Irrigation / Invisible Fences – Private lawn irrigation systems may be impacted by this work. If you have a below ground irrigation system, please be prepared to mark your sprinkler heads with flags or stakes to assist the contractor in preventing or minimizing damage to your system during construction. Free flags are available at the Engineering Department, located on the 2nd floor of the Ramsey Municipal Center.

Contacts – For questions related to construction of the project, including special access needs or concerns, please contact Josh Osen, the City's Construction Inspector, at (763) 258-7601 or josen@cityoframseymn.gov.

Please contact me at jferiancek@cityoframsey.com or (763) 433-9893 with any questions related to this letter or the project in general.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Feriancek".

Joe Feriancek
Assistant City Engineer