



7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

July 1, 2026

Re: Project Update Letter #5 – Carol-Rose Acres & Sports Haven Street Reconstructions

On Tuesday, June 30, 2026, the city held a pre-construction meeting with North Valley, Inc., the contractor performing the improvements. The purpose of this letter is to share the information discussed at the pre-construction meeting with property owners directly impacted by this project, so they generally know what to expect as the project begins and progresses. This information is also available on the project webpage, <https://www.cityoframsey.com/1110/Carol-Rose-Acres-Sports-Haven-Reconstruc>. 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 July 20th, and will substantially complete their work by September 4, 2026. Please be aware contractor schedules are subject to change for many reasons including; weather, construction interruptions, plan changes, and possibly other project commitments.

<u>Week</u>	<u>Process (duration in working days)</u>
1 (July 20)	Install traffic control and erosion control (2 – 3 days) Temporary mailboxes (1 – 2 days) *Contractor works with USPS to place temp. boxes; you will receive notice on mailbox
2	Strip and salvage topsoil along edge of pavement (3 – 4 days) Storm sewer pipe work (3 – 5 days) Reclamation of the existing pavement (1 – 2 days) Removals, including driveway ends (3 – 4 days)
3/4	Subgrade corrections and excess material haul-off (5 – 10 days) Grading and tolerancing gravel base (5 – 10 days)
5	Place first lift of new pavement (2 – 3 days) Re-place driveway ends (3 – 5 days)
6	Place the final lift of new pavement (2 – 3 days)
7	Restoration and landscaping (4 – 5 days) Replace mailboxes (1 – 2 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 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, and repairs to damaged irrigation systems is included in the project scope. 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 in the Ramsey Municipal Center. City staff will locate construction limits upon request.

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@cityoframseymn.gov or (763) 433-9893 with any questions related to this letter or the project in general.

Sincerely,



Joe Feriancek
Assistant City Engineer