



7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

April 27, 2026

Re: Project Update Letter #5 - Flintwood Hills 2nd & 3rd 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/1112/Flintwood-Hills-2nd-3rd-Reconstructions>. 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 May 4th, 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 (May 4)	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
2	Lower existing iron castings within the pavement (3 – 5 days)
3	Reclamation of the existing pavement (1 – 2 days) Remove existing curb and gutter & driveway ends (7 – 10 days) Storm sewer pipe work (2 – 3 days)
4	Subgrade preparation including excess material haul off (10 days)
5	Concrete curb and gutter & concrete driveway ends (10 days) *Curb and gutter install will be phased, additional notification will be given
6	Grading and tolerancing gravel base (10 days) Pave first lift of new pavement (2 – 3 days)
7	Raise iron castings within the pavement to final grade (5 – 7 days)
8	Restore the disturbed boulevard including landscaping and irrigation (15 days)
9	Place the final lift of new pavement (2 – 3 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 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 Aaron Madsen, the City's Senior Construction Inspector, at (763) 286-2579 or amadsen@cityoframsey.com.

Please contact me at jferiancek@cityoframsey.com or (763) 433-9893 with any questions related to this letter or the project in general. The city remains committed to its long-term pavement management program and to working cooperatively with property owners towards minimizing impacts during construction.

Sincerely,



Joe Feriancek
Assistant City Engineer