



City of South Haven

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Monroe Boulevard & Indian Grove Lift Station Reconstruction Evergreen Bluff Drive to North of Aylworth Avenue

Kalamazoo Street – Phase IV Lovejoy Avenue to Aylworth Avenue

Frequently Asked Questions (FAQ)

1. What are the project limits?

Monroe Boulevard – Evergreen Bluff Drive to Aylworth Avenue (sidewalk to South Shore Manor)
Lovejoy Avenue – Monroe Boulevard to St. Joseph Street
Kalamazoo Street – Lovejoy Avenue to Aylworth Avenue

2. What is the scope of the project ?

a. Monroe Boulevard:

The project will include complete reconstruction of the roadway with the addition of curb and gutter, a new sidewalk, construction of a new sanitary sewer on Monroe Boulevard from Chippewa Court to Aylworth Avenue, replacing and upsizing of water main from Clark Place to north of Apache Court for better flow, construction of new storm sewers, new street trees and landscaping, relocation and upgrades to the electric utilities.

b. Indian Grove Lift Station and Force Main:

The existing Indian Grove Lift Station on Summerwood Drive will be rehabilitated, including new building, plumbing, controls, landscaping, and a new emergency generator.

The pressure sewer (force main) will be replaced from the Lift station to Monroe Boulevard, then north on Monroe Boulevard to Lovejoy Avenue, and east on Lovejoy Avenue to St. Joseph Street.

c. Kalamazoo Street – Phase IV

Reconstruction of Kalamazoo Street, replacement and extension of sanitary sewer from Aylworth Avenue approximately 940 feet south, replacement of the Indian Grove Force Main from the intersection of Lovejoy Avenue and Kalamazoo Street to the new terminal manhole approximately 400 feet to the north.

3. What is the project schedule?

Construction Start Date: On or after September 5, 2016

Construction Completion Date: June 30, 2017

4. How much will this cost me?

The city typically levies a special assessment for 25% of the cost of sanitary sewer and water main construction and 50% of sidewalk construction. The special assessments will be limited to work that directly benefits customers that are connected to the mains being reconstructed.

Typically, the special assessment amounts are based on actual bid costs. We have an Engineer's Estimate of costs at this time. The water system improvements consist of approximately 1500 feet of 12" watermain installation and appurtenances, which is estimated to cost \$244,000 or approximately \$2,775/household. The new sewer main will result in approximately \$130,000 of assessable costs or approximately \$2,000 per household. Residents in this area who contribute flow to the Indian Grove lift station will also be required to pay for an assessment for the Indian Grove lift station construction costs of \$700,000, which could range from approximately \$600-1000 per household. New sidewalks will also be special assessed for 50% of the cost of improvements. These assessments are levied on both sides of the road regardless of the side the sidewalk is placed. The sidewalk will be placed on the east side of the road and is estimated to cost \$89,000 or approximately \$1,200 per lot fronting on Monroe Boulevard in the project area. Furthermore, the Kalamazoo Street project area will also have special assessments for sewer and water. The cost of the sewer improvements is estimated to be \$163,821 or approximately \$334/REU. The water system costs of \$75,133 are expected to result in a special assessment of \$200/REU. This project area is estimated based upon REUs since the properties are large and the REUs are much larger and more variable than in the residential areas. Ultimately, all of the sewer and water special assessments will be based upon REUs.

Special assessment amounts may be paid off in one lump sum or in a series of 15 annual payments plus interest. In addition, if you are experiencing a financial hardship, you may apply for a poverty exemption on an annual basis. Property owners with approved poverty exemptions will not be required to pay the annual special assessment amount during the year that they are exempt from property taxes.

5. Will the roadway width be changed?

a. Monroe Boulevard:

The majority of the current roadway is uncurbed measuring 21' to 26' wide. There is a small curbed section near the Aylworth intersection measuring 37' to the back of curb. The proposed roadway section includes curb and gutter throughout the project area measuring 30' to the back of curb. Through the majority of the project, the net increase will be a 2' to 4.5' widening on each side of the road. A 5' sidewalk will also be added on the east side of the roadway with a parkway varying from 0-10'. The sidewalk

will be widened to 6' where it is constructed adjacent to the back of curb.

b. Kalamazoo Street

No change to the roadway width is proposed.

6. Will on-street parking be added?

The proposed roadway section constitutes a significant widening of the existing roadway. Further widening to accommodate on-street parking is not feasible on this stretch of Monroe Boulevard without additional impacts to existing culverts, trees, lawns, and driveway slopes.

7. Will bicycle lanes be added to the street?

a. Monroe Boulevard:

On-street bicycle lanes are required to be a minimum of 5 feet on both sides of the street. Due to the widening that is already taking place and the desire to maintain existing trees and a curb lawn on Monroe Boulevard, bicycle lanes will not be added at this time. Sharrow markings and widened 13' lanes with edge lines will improve access for non-motorized users.

b. Kalamazoo Street:

No bicycle paths are proposed.

8. Will trees be removed in front of my house?

In late 2015, the city's arborist evaluated existing trees along the Monroe Boulevard corridor. Of the 53 existing trees, 21 were deemed to be unhealthy and were recommended for removal. In addition, through careful planning, only 6 existing trees have been identified as in conflict with the construction work that will occur. A comprehensive streetscape plan has been prepared which includes 21 new street trees of 2-3" caliper that will be planted to replace these trees – a net decrease of 6 trees.

9. Will Police/Fire have access to homes during the construction, should there be an emergency?

Public safety is of the utmost importance. We will be in regular contact with Public Safety officials to ensure that they are aware of the construction activities. Also, contractors are instructed to make sure that the road is passable at all times for emergency vehicles.

10. Will we be able to get to and use our driveways during the duration of the project?

The contractor will make every effort to provide access to driveways during the construction project. However, there will be times that access is restricted. Those are typically limited in duration to times that utility work is occurring in front of your house, and during restoration of concrete curb, driveways and sidewalks. The contract will include maintenance gravel to maintain a gravel surface to permit access to your home.

11. Will sidewalks be replaced?

There are no existing sidewalks on Monroe Boulevard. A sidewalk will be added to the east side of the roadway with signed crossings located at regular intervals near intersecting streets.

12. Will driveway approaches be replaced?

Yes, all driveway approaches within the project limits will be replaced with 6 inch non-reinforced concrete.

13. Will I be without water during the construction project?

A new main and services will be installed under most of the project area on Monroe Boulevard. During this time residents will be without water for a short duration (one to two hours) during the service connection. Water shut offs will be coordinated with residents and door hangers will be distributed to the maximum extent possible so that we do not turn off your water unexpectedly.

14. How will my trash be picked up during the construction project?

On past projects we have asked residents to take their trash receptacle to the nearest side street when the job conditions make it difficult for garbage trucks to pick up trash within the construction site. If you need assistance with your trash receptacle please contact the site inspector for assistance.

15. Will I get a ticket for parking on the side streets overnight during the project?

In the past we have had projects extend into the period where overnight parking is prohibited on city streets. If this situation occurs on this project we will coordinate with the South Haven Police Department to allow overnight parking for those residents within the construction limits.

16. If I have an irrigation system that is damaged during the project whose responsibility is it to fix it?

The City will reimburse you to have the damaged irrigation system repaired by the contractor of your choosing. If you do not know any local contractors, we can provide a list of recommended vendors.

Who can I contact if I have any other questions?

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