



## **PRIVATE DRIVEWAY RECONSTRUCTION GUIDELINES**

As part of the street reconstruction, a portion of your driveway will be impacted. The extent of the impact depends on a number of different factors including location of utilities, location of the proposed street, and slope of the driveway. When the street is reconstructed, the City's Contractor will saw cut the driveways just beyond where they have been impacted or if necessary at the point required to maintain a certain driveway slope. The driveways will be removed between the saw cut line and the street. Lastly the driveways will be reconstructed with the same surfacing material and at the same width. For example if you have an 18 foot wide concrete driveway, the City's Contractor will reconstruct the removed section of driveway with an 18 foot wide concrete section.

During the reconstruction process, some property owners at an additional cost beyond the assessment decide to have the remaining portion of their driveway removed as well and have their full driveway reconstructed. The guidelines below detail the steps necessary to coordinate full driveway reconstruction using the City's Contractor:

1. Property owners must decide whether they intend to have their full driveway reconstructed using the City Contractor by **January 30, 2008**. Please communicate this decision with Seng Thongvanh at 952-447-9834. In addition, please communicate whether you would like to make any changes to the width or surface material of your driveway. All changes in driveway widths must meet City Ordinances. All additional costs for increasing driveway widths or changing from bituminous to concrete will be the property owner's responsibility. Seng can provide some rough cost estimates based on your driveway material, width, and length. City Staff will also use the communicated information to compute private driveway quantities for bidding purposes.
2. Once the contractor bids are received, City Staff will use the private driveway quantity bid prices to compute the property owner's additional cost for removing and constructing their driveway beyond the point where it would have been saw cut. If no changes were made to the driveway width or surface material this will be the property owner's only additional driveway cost. If the property owner requests changes to the driveway width or surface material, other bid prices will be used to compute the cost differential and the property owner's extra cost for constructing the driveway from the street to the point where it would have been saw cut. Staff will communicate the property owner's total cost for the private driveway reconstruction by **May 1<sup>st</sup>, 2008**.
3. The property owner's total cost for the full driveway reconstruction must be received by **June 15, 2008**. If this private driveway cost is not received by the City by this date, the City will follow its standard procedure and reconstruct and replace the driveway from the street to the saw cut line.

When removing the driveway beyond the right of way, the City accepts no liability for damaged sprinkler systems, invisible dog fencing, deteriorated garage block, landscaping, or other unforeseen site conditions. These driveway reconstruction guidelines do not include replacement of specialty driveways such as paver driveways, stamped concrete driveways, or exposed aggregate concrete driveways. If you have any additional questions regarding private driveway reconstruction guidelines, please contact Seng Thongvanh at 952-447-9834.

#### Example 1: STANDARD DRIVEWAY RECONSTRUCTION

A property owner has an existing 16 foot wide by 44 foot long bituminous driveway that is planned to be saw cut 20 feet back from the street. The property owner is not interested in full driveway reconstruction. The City's contractor will saw cut the driveway 20 feet back from the street as planned and reconstruct a 16 feet wide by 20 feet long bituminous driveway. The bituminous driveway thickness will match the existing driveway with a minimum of 3". All concrete driveways will be installed at 6" thick. All driveways will be reconstructed with class 5 aggregate base. Standard driveway reconstruction costs are included in the property owner's assessment.

#### Example 2: STANDARD FULL DRIVEWAY RECONSTRUCTION

A property owner has an existing 16 foot wide by 44 foot long bituminous driveway that is planned to be saw cut 20 feet back from the street. They intend to have their full driveway reconstructed. City Staff use the driveway width and length to compute quantities for bidding purposes. When the bids are received City Staff uses them to calculate the property owner's total cost. The property owner is responsible for the 24 foot length beyond the 20 foot mark where the driveway would have been saw cut. Their total cost will include 16 foot wide by 24 foot long or 384 square feet of remove private bituminous driveway, 3" private bituminous driveway, and class 5 aggregate base at the respective bid prices.

#### Example 3: MODIFIED FULL DRIVEWAY RECONSTRUCTION

A property owner has an existing 16 foot wide by 44 foot long bituminous driveway that is planned to be saw cut 20 feet back from the street. They intend to have their full driveway reconstructed but as an 18 foot wide by 44 foot long concrete driveway. City staff confirms that the change in width meets City Ordinances. They also use the new driveway width and length to compute quantities for bidding purposes. When the bids are received, City Staff uses them to calculate the property owner's total cost. The property owner is responsible for the 24 feet in length beyond where the driveway would have been saw cut. They are also responsible for the extra cost for the 20 feet in length from the street to where the driveway would have been saw cut for the change in width and surface material. Their cost will include 16 foot wide by 24 foot long or 384 square feet of remove private bituminous driveway and 18 foot wide by 24 foot long or 432 square feet of 6" private concrete driveway and class 5 aggregate base at the respective bid prices. In addition, their cost will include the bid price difference between the 18 foot wide by 20 foot long or 360 square feet of 6" concrete driveway with class 5 aggregate base they are requesting and the 16 foot wide by 20 foot long or 320 square feet of 3" bituminous driveway with class 5 aggregate base they would have received as part of the City's standard driveway reconstruction.