

## ALLEY RECONSTRUCTION INFORMATION

The following is a brief look into the reconstruction of an alley within the City of West Allis. This is a general description of the construction activities that usually take place on a City of West Allis alley construction project. Each project and each alley within a given project has its own special requirements and its own special construction circumstances. Therefore, most projects will follow this description, but some may be very different.

### **Duration of Construction**

The contractor has 25 working days to reconstruct the alley. Working days are weekdays where the weather allows the contractor to continue their construction activities. The contractor is allowed, but not required to work evening, Saturdays, and Sundays. Therefore, the contractor will be reconstructing the alley for **at least** five weeks. If the weather is poor, alley construction may take up to eight weeks. The city regulates the amount of time the contractor works in an alley once the underground utilities work begins to the contractor completing the entire pavement including the pavement adjacent to resident's properties. Numerous stages are involved in reconstructing the alley within these 25 working days. These stages in order include reconstruction of underground utilities, removals, excavation, grading, and paving. However, additional work is required prior to the alley reconstruction. Listed below is the typical process for each stage.

### **Work Completed Prior to Reconstruction**

The alley will be staked and the pavement will be marked with paint prior to reconstruction. The paint indicates where the pavement will be sawed and removed on residents' properties. Typically two feet of property owners' approaches are removed in order for the approaches to be level with the new alley pavement. The new alley pavement will be lower or higher than the existing alley pavement. If the approaches were not removed, there would be a gap between the alley edge and the owner's approach. Occasionally, driveways will be removed more than two feet back from the alley edge in order to attain acceptable conditions and proper drainage in the alley. Next a special sawing subcontractor will saw the driveways along the painted markings. Also, this subcontractor will saw an outline of a trench in the center of the alley. This trench is for installing the underground utilities. The alley will remain open to traffic during the pavement sawing. **AT THIS TIME PLEASE CONTACT THE INSPECTOR**, whose cell phone number will be included in the construction notice, **IF YOU HAVE ANY CONCERNS ABOUT YOUR PROPERTY DURING THE ALLEY RECONSTRUCTION**.

### **Underground Utilities**

The reconstruction of the underground utilities in the alley consists of removing and installing storm sewer and underdrain. This work is usually done by another subcontractor that specializing in underground utility construction. The storm sewer and underdrain will provide the appropriate drainage for the alley. Residents will receive a notice from the underground subcontractor 24 hours before the work begins. The subcontractor's working hours are typically from 7am to 5:00pm. It will take numerous days for the subcontractor to complete the storm sewer work. The subcontractor installs the storm sewer in the center of the existing alley at least three feet below the proposed alley pavement. There will only be a four feet wide trench in the center of the alley for installing the storm sewer. The trench will be backfilled with gravel as the subcontractor installs the storm sewer. Therefore, residents will still have access to the alley and their properties during the installation of the storm sewer. Also, the sanitation division will have access to the alley. As a result, residents should continue to place their garbage on their property along the alley for pick up. Additionally, the contractor may be working in front of a resident's property when the resident needs access to the property. The resident should contact the inspector in order to get access to the property. Also, a resident can always inform the subcontractor and they will provide immediate access to the property. Further, a resident may be required to park on the street overnight if the subcontractor ended their day's work in front of a resident's garage. **ONLY PARK YOUR VEHICLE IN THE STREET, IF IT IS NECESSARY**. Refer to the construction notice for information on designated street parking. The police are notified when the underground utility work begins and they are aware some residents may be forced to park on the street overnight.

### **Modular Block Wall Installation**

Some residents have the option to install a modular block wall along the alley edge because their existing wall is not compliant to existing building codes. The subcontractor that will construct the new wall needs to excavate one and a half feet of soil back from the alley edge on a resident's property in order to install the modular block wall. Therefore, bushes and additional soil may be removed. **IF YOU ARE CONCERNED ABOUT ADDITIONAL PROPEPTY BEING REMOVED, CONTACT THE INSPECTOR BEFORE THE ALLEY RECONSTRUCTION BEGINS**. The modular block wall is a half of foot wide. Cutting back an additional foot behind the modular block wall is for granular backfill. The granular backfill allows proper water drainage from the soils. This prevents water pressure from pushing on the newly installed block wall. Without this method of construction, water pressure from the soil could cause the new wall to lean or fall over. The modular block wall installed using the City of West Allis' specifications and given proper drainage is expected to last for 75 years.

### **Removals, Excavation, Grading**

Removals consist of removing the existing alley pavement and residents' driveways up to the saw line. Next, the existing soil is excavated and graded in order to get the proper depth for the subbase and base. The subbase and base consist of five inches of stone and seven inches of concrete. The contractor will notify the residents, police, and the sanitary division 24 hours in advance before removals occur. At this time residents are **REQUIRED to park in the designated area for street parking before removals begin**. Please contact the inspector in order to accommodate parking prior to the removals, if you will be out of town and will not be able to park a vehicle on the street. Additionally, residents are **REQUIRED** to place their **garbage on their property along the street** for

pick up. Barricades will be placed at both ends of the alley to prevent any traffic in the alley. When the barricades are installed, no traffic will be allowed in the alley. **Please do not drive on the alley until the barricades are completely removed.**

## **Alley Pavement**

The alley pavement consists of seven inches of concrete. Before the contractor pours the concrete for the alley, two sets of forms are placed in the alley parallel to each other. These forms are the outside edges of the alley and concrete is poured between the two sets of forms. The concrete requires about seven days to cure. The curing process allows the concrete to gain strength. This is an important process because the concrete will crack if it does not attain the proper strength before vehicles or heavy equipment use it

## **Property Owners' Pavement**

The property owners' approaches are next to complete after the alley pavement cures. The City of West Allis Engineering Department requires the contractor to replace the existing pavement with the same material. Therefore, a resident with an existing asphalt driveway will have it replaced with asphalt. Also, a concrete approach in bad condition will be replaced with asphalt. A concrete approach in bad condition is identified as possessing many cracks and the concrete being broken up to the point that matching it with new concrete is not possible. This means that it is hard to attain a straight saw line and to receive good quality concrete pavement. Therefore, replacing the concrete in bad condition with asphalt is a good solution for achieving a suitable driving surface.

It should be noted that the special assessment for the alley reconstruction only includes the cost of alley pavement and not the cost of pavement on residents' properties. Therefore, the City of West Allis covers the cost of any work completed on residents' property, including gravel, concrete, asphalt, and sod.

**Residents may contact and make arrangements to have additional concrete work performed by the contractor.** However, the City of West Allis is not liable for the contractor's private work. The City of West Allis will replace and inspect only that area of pavement designated at the beginning of the alley construction. Therefore, there may be a joint line from the concrete poured by the City of West Allis' contractor and that poured by other contractors hired by residents. A joint line can possibly be avoided if the contractor working for the resident works with the City of West Allis' contractor to pour the approach at the same time. The contractor hired by the City of West Allis to do the alley reconstruction is not mandated to perform private work for residents. Therefore, residents have an option of hiring another contractor to perform additional work that they may want to have done. The City of West Allis will not work with a third party contractor to pour the approach conjointly due to liabilities and the complication of construction schedules.

The concrete poured for the approaches undergoes the same curing process as the alley pavement. The concrete in the approaches will require at least seven days of curing time. Therefore, no vehicles are allowed to access their approaches for one week. The contractor is not held responsible if the concrete cracks at on resident's approach due to a vehicle accessing the approach before the curing process is completed. The contractor will remove the barricades and notify the residents, police, and sanitation division once the curing process occurs and the asphalt and gravel is placed at residents' properties. At this time the residents will have access to their property and alley. When the alley is reopened to traffic, residents are required to park in the alley and to place their garbage on their property along the alley for pick up.

## **Sod**

Typically the sod and soil is placed on homeowners' property after the alley is open to traffic. The contractor may wait for suitable weather conditions before placing the sod. The landscaping subcontractor is required to water the sod for 15 consecutive days. Homeowners are then responsible for watering the sod after the 15<sup>th</sup> consecutive day. However, the contractor is responsible for replacing the sod, if the sod dies within the 15 days the contractor is required to water.

## **Property Damages**

Occasionally, the contractor does damage to a resident's property during the alley reconstruction. If this occurs, please contact the inspector. The City of West Allis has video coverage of the alley and residents' property before reconstruction occurs. The inspector will compare the video coverage to the claimed damage before a report is filed. This report is kept on record at the City of West Allis and is also submitted to the contractor's insurance company. The contractor does not receive the full payment for its work until the damages are resolved.

## **Parking Tickets**

If a resident receives a parking ticket while there is no access to the alley, please contact the inspector or drop the ticket off at City of West Allis' Engineering Department. The Engineering Department will contact the police department to waive the ticket.

## **Summary**

Again, this is a general description of the construction activities that usually take place on a City of West Allis alley construction project. Each project has its own special requirements and its own special construction circumstances. Most projects will follow the above description, but some may be very different.

The City of West Allis Engineering Department is available to answer any questions that may arise before, during and after construction.