

## Street Improvement District No. 527 Frequently Asked Questions

### **1. What is a scrub seal?**

A scrub seal is an application of asphalt emulsion and crushed rock that is placed on an existing asphalt pavement surface, similar to a chip seal. The only difference is that a scrub seal has brooms mounted on a trailer that follows the asphalt emulsion application. These brooms are placed at different angles that guide the asphalt emulsion into the pavement cracks to allow adequate and uniform sealing of the entire roadway.

### **2. What can I expect this summer with this project?**

The typical process is described below:

- Representatives of the City mark any concrete curb, gutter or driveway that has a significant failure for replacement.
- The contractor installs No Parking signs a minimum of 24 hours before construction starts. These signs may be removed or left in place during the duration of the construction activities.
- The contractor removes and replaces marked concrete curb, gutter, driveways, and storm inlet castings as required. A homeowner may request additional concrete improvements to be done at the same time, such as a driveway widening.
- Once concrete improvements are completed, the concrete cures for at least 4 to 7 days and then black dirt is placed behind the curb. Seeding and mulching usually takes place later in the process when many sites can be done at once.
- Representatives of the City marks the streets for asphalt patching.
- The contractor completes the asphalt patching and crack seals open joints.
- The contractor will clean all random cracks and sweep street.
- The contractor places a rejuvenating emulsion seal oil and chips on the streets.
- The scrub seal is allowed up to three days of cure time before loose chips are swept off the street.

### **3. Who determines what pavement needs to be removed and replaced, resurfaced or what pavement requires only patching and sealing? On what basis is that determination made?**

The City of Bismarck's Engineering Department uses advanced computer aided software programs that calculate and forecast road deteriorations of both the surface and subsurface. Additionally, City staff conducts visual evaluations to confirm the extent of the deterioration. These determinations indicate which streets need to be rebuilt, resurfaced, or patched and sealed.

### **4. Who determines what concrete needs to be removed and replaced? On what basis is that determination made?**

The City of Bismarck's Engineering Department, through the use of visual evaluations, and survey profiles, determine which concrete items need to be replaced. After the areas are selected, the curb, gutter, and valley gutters are evaluated for settlements that could hold or pond excessive water. Concrete items that have excessive cracking may also qualify as substandard and may be sealed or warrant removal and replacement.

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**5. How does the City select the contractor for improvement projects? Is there a public bidding process?**

Yes, there is a public bidding process that determines how a project is awarded to a contractor. The general steps of this process are as follows: Proposed improvements are identified and designed (the project), the project is advertised publicly, the City receives bids from qualified contractors, the bids are reviewed and the lowest qualified bidder is awarded the project.

**6. Are property owners paying for all of the project cost?**

No, the City will subsidize all assessments in this district utilizing sales tax revenue. Additionally, for residential properties located on collector streets where the street is wider, the City funds the cost of the extra width of the pavement as compared to a standard local residential street.

**7. Why are the improvements paid by special assessments instead of using property taxes?**

Special assessments are used to fund street improvement projects so that the benefitting properties pay for the cost of the improvements. If property taxes would be used, the cost of the improvement would be shared with all tax paying property owners in Bismarck. All tax paying property owners in Bismarck would fund the project and would ultimately increase property taxes.

**8. Are special assessments based on the value of my property?**

No, the amount of your special assessment is based on the total project cost which is allocated to the benefitting properties. The allocation for residential properties is per each residential parcel. For commercial properties, the allocation is based on parcel square footage.

**10. Why do No Parking signs have to be up when there is no work occurring?**

The city ordinance requires a minimum of a 24-hour notification period of parking restrictions prior to the beginning of work. The contractor must keep daily records which include which streets are signed and during what time period the signs were posted. If a vehicle is parked after the 24-hour time period is up, the police can be notified to help us locate the owner to move the vehicle or to arrange towing.

**11. Concrete work was done in front of my property and there is either damage to the existing sprinkler system or the grading of the finish top soil is incorrect. Who do I contact to have repairs scheduled?**

When concrete repairs are performed, one to two feet of soil behind the concrete being removed will be disturbed. This can impact both the grass and sprinkler lines and heads buried below. Any obvious damage to existing sprinkler lines and heads will be made at the time the concrete repair is complete. Similarly, the topsoil will be replaced, seeded and mulched usually within 1 or 2 weeks of the repair. If there are any issues with the sprinklers or grading, the General Contractor may be contacted within 1 year from substantial completion of the project. Contact the engineering department at 701.355.1505 so we can make arrangements with the contractor to address these issues.