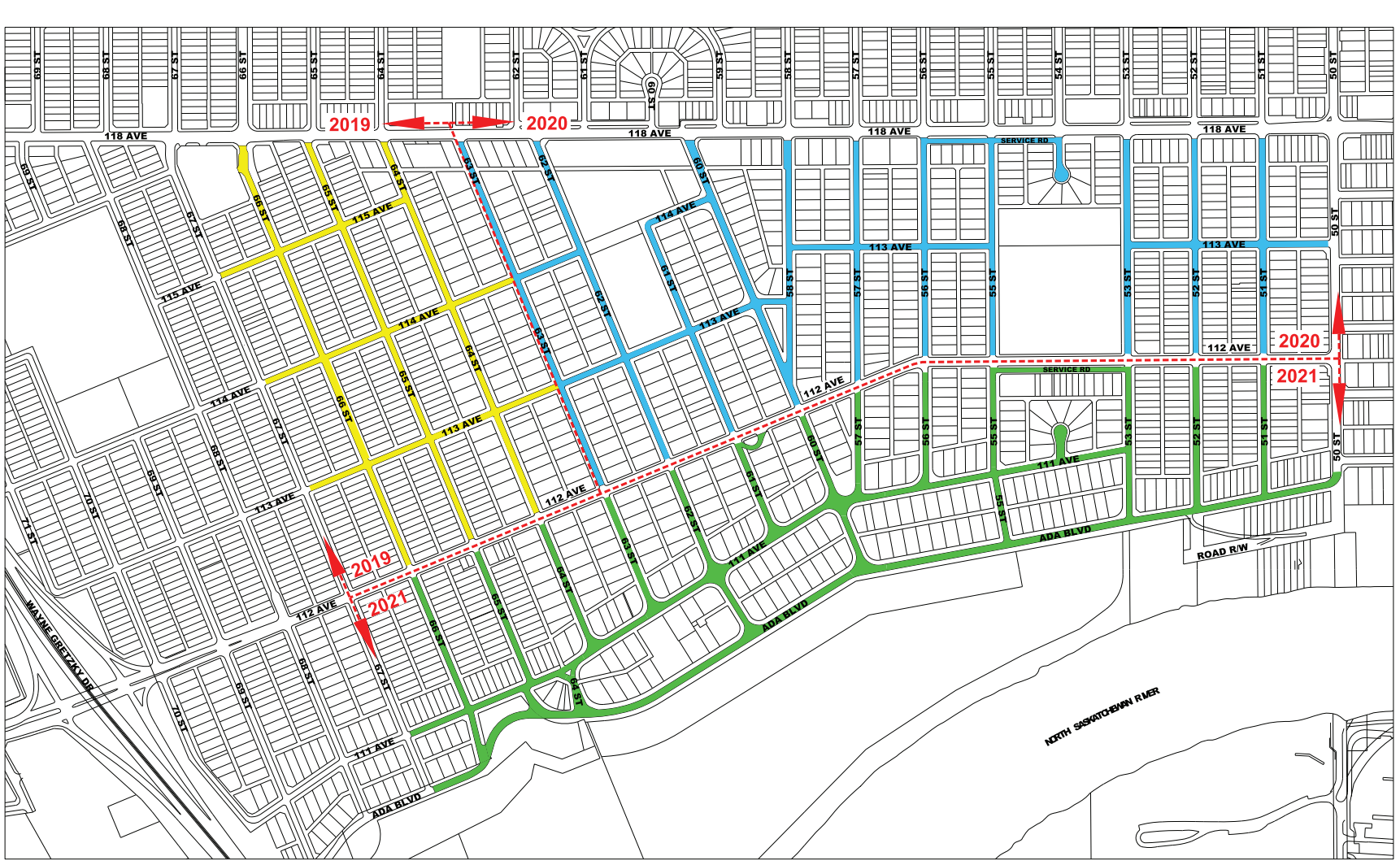
Construction

Edmonton

Highlands Proposed Construction Staging 2019–2021

Construction Staging

- Ultimately staging is dependent on weather conditions, coordination with utilities, and unforeseen design and construction issues
- Construction Activities around schools are scheduled during the summer months to create minimal disturbance for students



DETAIL LEGEND

---- CONSTRUCTION PROJECT LIMITS (CONSTRUCTION YEAR SUBJECT TO CHANGE)
2019 NBHD RENEWAL
2020 NBHD RENEWAL
2021 NBHD RENEWAL

Construction Lay Down area

- During construction, the contractor will have a lay down area that will be used to house a site trailer and to store equipment and materials
- Typically, the area is surrounded by a fence to maintain an aesthetic and safe area
- The lay down area will be restored at the end of construction

Access Closures

- While the City is renewing the neighbourhoods infrastructure, there is an opportunity to fix accesses and unused curb cuts

- During the field reviews, the project team has identified locations for potential access closures and curb cut repairs and have sent letters out to notify the adjacent property owners

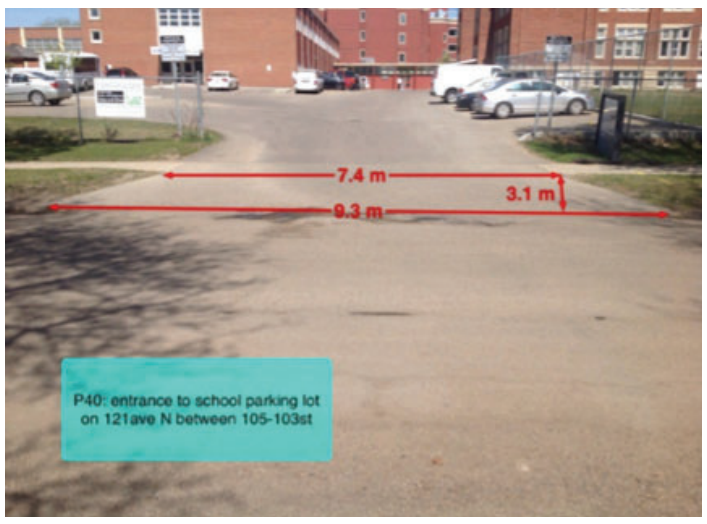
- The areas that are identified are where there is an existing front access that no longer leads to a garage

- When an access is closed or a curb cut is repaired, the boulevard is restored between the curb and the sidewalk to grass and allows more space for boulevard trees to grow. It also creates new parking opportunities along the street

If you have an access or curb cut that is in front of your property that doesn't lead to a garage and is no longer used, please connect with the Project Manager.

Prior to Road Construction

- Underground utility work is coordinated to avoid cutting into the road after it is reconstructed
- Existing trees that may be in the way of equipment are pruned. If a tree on private property requires pruning, the property owner will be notified
- New streetlights are installed, which also includes installation of new pole bases
- A photo record of each driveway and connector walk is taken to ensure we replace what is removed in the same shape and dimensions



Removal of Sidewalk

- One of the first things you will see during road construction is the removal of existing sidewalks
- This is done on one side of the road at a time to maintain pedestrian access on the other side of the road
- Sections of private walkways and driveways are also removed. The extent of removal will depend on design and drainage to the road

In order to work safely and efficiently, there will be "No Parking" signs placed on one or both sides of the road, depending on the existing road width.

Sidewalk Construction

After removal of the existing sidewalk, gravel is placed and compacted to prepare for construction.

Forms are set in order to pour new concrete for the sidewalk.

Sidewalk Construction

It takes approximately 3–4 weeks from the time concrete is removed to when it is cured and can be walked or driven on again.

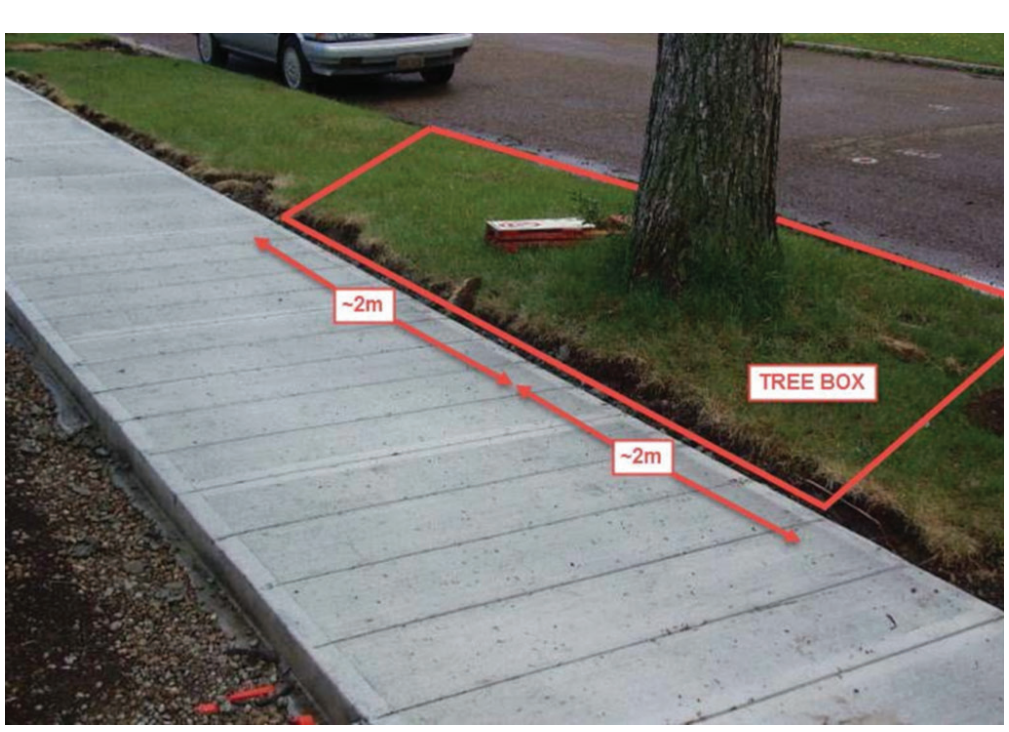
If a sidewalk is machine poured, a stringline is used to set grades as it pours the concrete.

If the stringline has been moved accidentally, please notify the Project Manager.

If you have any mobility concerns, please let the Project Manager know and they will arrange access.

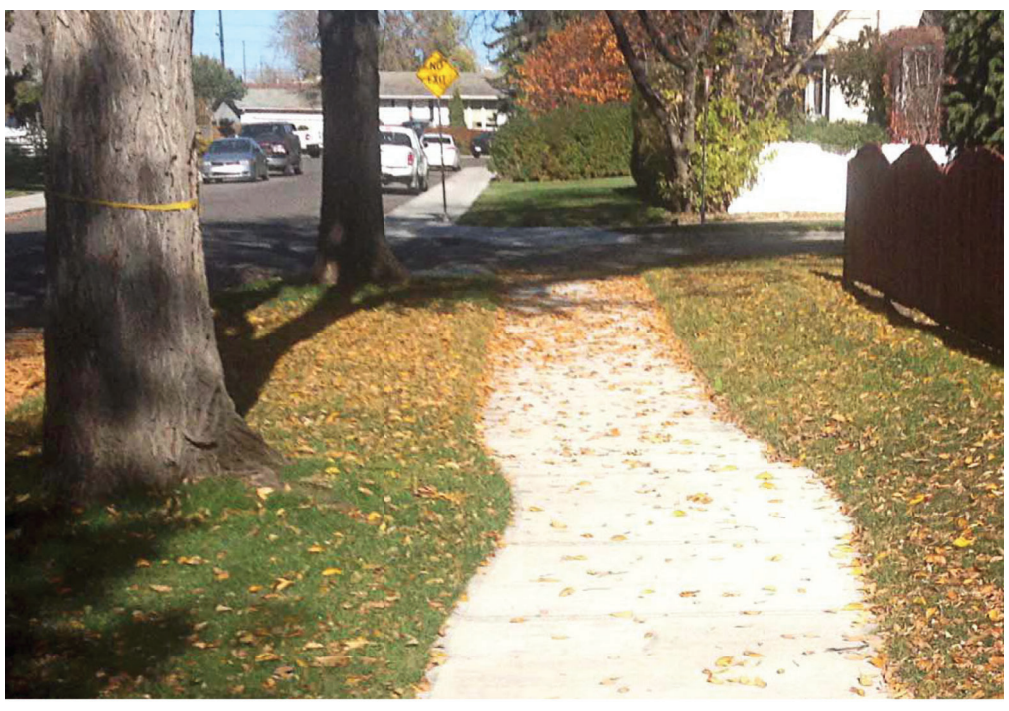
Working Around Trees

Building Great Neighbourhoods works closely with the City's Urban Foresters to ensure tree health remains a top priority before, during and after the construction process. Whenever possible, the City designs and constructs in ways to make sure trees are protected. In the rare case a tree must be removed, the City will consult with adjacent property owners and invest the dollar value of the tree back into the neighbourhood.



An area around each tree is maintained during construction to protect it and its roots.

Extra deep cuts and rebar are added to the sidewalk to control where the sidewalk will crack and to keep the sidewalk intact as the tree's roots grow.

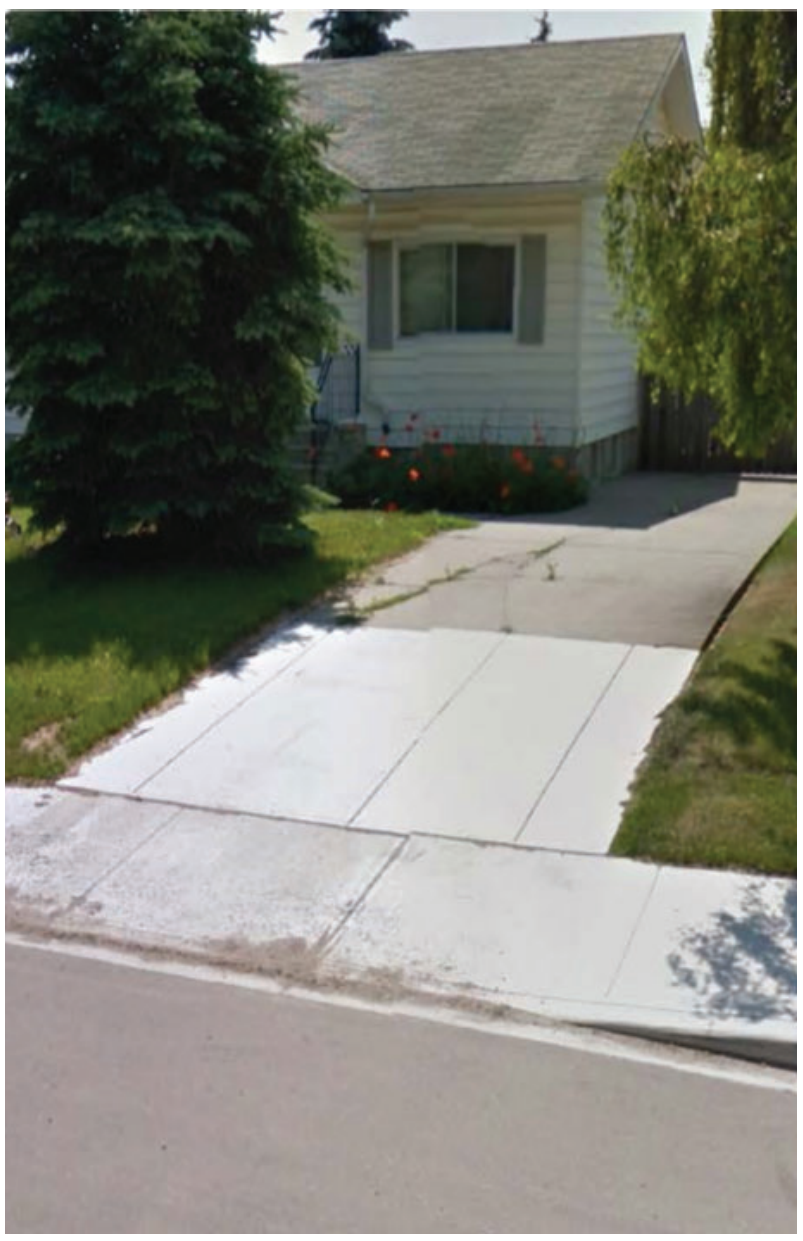


Sidewalks are sometimes constructed around trees to protect their roots.

In Front of Your House Connector Walkways

After the main sidewalk is poured, the connector walkways are installed.

If the connector walkway grade is over City specifications, the property owner is presented the option of having a step installed. The Project Manager will contact the property owner to discuss options.



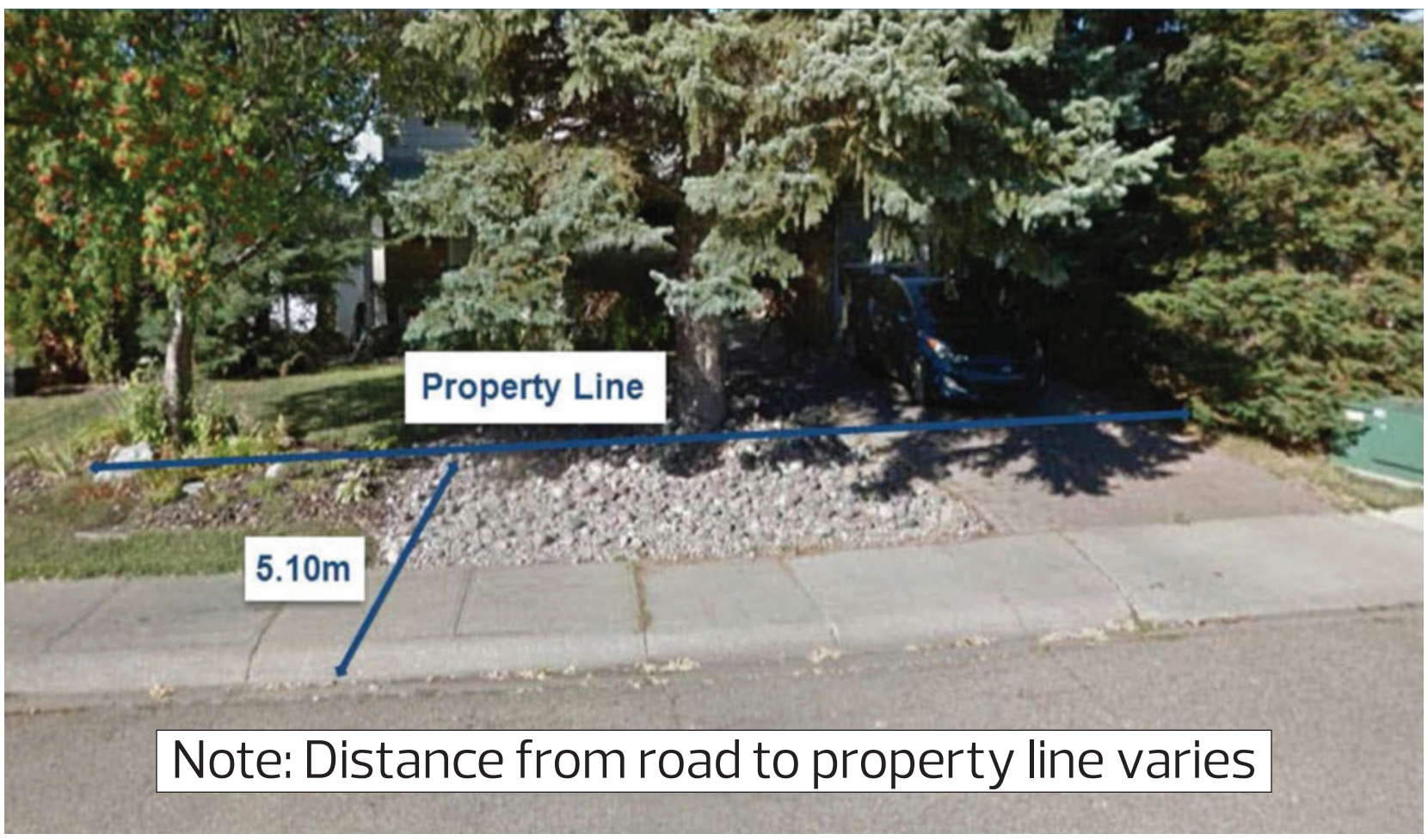
The portion of private walkway and driveway that was removed will be replaced with the material that was originally removed.

In Front of Your House Landscaping

Once the sod has been laid, we encourage you to water it regularly to promote healthy growth.

If you have specialty plants or flowers, we encourage you to remove them before construction.

If you have mulch or rocks, we encourage you to contact the Project Manager to coordinate temporary removal options.



Note: Distance from road to property line varies

If you have underground sprinkler systems, please clearly mark these out, so they do not get damaged during construction.

Sod is laid when there is a large enough area in the neighbourhood to complete. It may not be immediately done following the construction of the sidewalk.

Road Reclamation & Paving

We use an efficient, cost effective and environmentally friendly process called full depth reclamation. It includes pulverizing the existing gravel and asphalt structure, mixing it with cement and oil to make the new base for the road.

Pulverizing and Mixing the Road

- Grading the base takes about 3–5 days with intermittent road closures
- The road base can be driven on. It needs 2–3 days for it to cure prior to paving

Road Base

Paving

- The road is fully closed during paving operations and opens later on the same day
- Paving is the quickest step. Contractors can usually pave 3–5 blocks per day

Edmonton

Quality Assurance Testing & Warranty

Quality assurance testing occurs throughout construction to ensure it is compliant with City specifications. Materials such as gravel, asphalt and concrete are tested. There is a two year warranty period that includes materials and workmanship.

- Contract awarded to the lowest price qualified bidder
- Construction Completion Certificate (CCC) issued at the end of each construction season
    - Deficiencies that are identified are repaired the following season
- Two-year contractor warranty period starts after issuing CCC. This includes materials and workmanship only
    - Deficiencies that are identified at the end of the warranty period are repaired
- Final Acceptance Certificate (FAC) issued

Your Project Manager During Construction

Adnan Akram

Phone : 780-423-6728

Email : adnan.akram@edmonton.ca

For more information about
the Highlands
Neighbourhood Renewal Project:
edmonton.ca/BuildingHighlands

You will receive a bulletin at the start of the construction season with contact information.

We look forward to working in and renewing your neighbourhood over the next three years.