



Engineer's Report
Public Works Committee
Village of Cottage Grove
January 2023 Report

Shady Grove Subdivision

Strand Associates, Inc.[®] (Strand) is currently working with the developer and RG Huston Company, Inc. (RG Huston) regarding site runoff to private properties west and south of this development. The developer's engineer, JSD Professional Services, Inc., has provided an exhibit showing the property line and the original design can be completed according to plan. The Village Board recently agreed to assist the developer with the property to the south for land acquisition and the grading activities occurred in late December 2022.

At this time, the developer and RG Huston have not requested Substantial Completion for the development. There are a handful of restoration items including completion of the infiltration basins and surface course of asphalt that will occur in 2023. A few potholes have opened up in the development and Strand is working with RG Huston on a temporary solution for the winter.

In the upcoming months, Strand will review the lift station pumping and electrical components now that it is online and communicating with the Village's SCADA system.

Authentix Cottage Grove

In early November 2022, the developer and construction team requested substantial completion for the Authentix development. A Substantial Completion letter and List of Items to be Completed or Corrected were provided to the development team to be completed and the Letter of Credit was reduced. In reviewing the sanitary sewer televising video, two of the mainlines appeared to be flagged for a dip. The developer will be retelevising the system as it believes these do not exist.

Remaining public works improvements at this development include paving of the parking lot for the Village dog park and restoration within the right-of-way and along the large east retaining wall. Dormant seeding occurred for parts of the restoration in November. The asphalt work will be completed in 2023. The sidewalk along the CTH N entrance will continue to remain closed because it is the primary entrance for the development construction traffic. The school pedestrian traffic will be directed to use the midblock crossing along Main Street in front of the school to avoid use of the sidewalk near the development.

Fifth Addition to Westlawn Estates

Strand and Village staff have continued to monitor the stormwater basins for the Fifth Addition to Westlawn because of the overflow being toward Town properties. Homburg Contractors, Inc. (Homburg) dredged the wet stormwater basin in late September 2022 and undercut it an additional 1 foot to allow for additional runoff sediment from the undeveloped areas. This wet basin is rather small in design and, in the future, most of the development area will not be draining to this basin. In its current existing condition, some of the site that is not developed does drain to this basin and that is likely adding water, sediment, and overflow to this basin. Homburg also installed a berm just west of the pond to direct some of the current existing condition stormwater to larger detention basins on-site.

In late November 2022, Homburg requested Substantial Completion for Phase 3–Paris Lane. A Substantial Completion letter and List of Items to be Completed or Corrected were provided to the development team to be completed.

Quarry Ridge Estates

Snyder Excavating (Snyder) requested Final Completion of Phase B in late September 2022 and an updated List of Items to be Completed or Corrected was provided to the developer and contractor for completion prior to

final acceptance. Snyder requested Substantial Completion of Phase C in mid-October 2022 and the Substantial Completion letter and initial List of Items to be Completed or Corrected were provided.

Other Development Projects

Strand noticed large amounts of sediment in the Cottage Grove Commons storm basins and has asked the developer to survey the bottom of the basin to see if it needs to be dredged due to construction site sediment runoff.

Zilber Property Group submitted its Precise Implementation Plan in mid-December. Strand has had multiple meetings with the development team and Village staff over the last month. Strand is currently reviewing the submittal package to provide comments to the Plan Commission in mid-January 2023.

Johnson Health Tech and Supreme Structures resubmitted their civil plan set and associated stormwater management documents for review. Strand reviewed the second submittal package to provide comments to the development team and anticipates responses to the comments in the upcoming weeks.

One Community Bank submitted its site drawings for Plan Commission approval in late December. Strand is reviewing the drawings and submittal package for January Plan Commission.

Erosion Control Checks

Strand continues to provide weekly erosion control checks on development sites in the Village including Cottage Grove Commons Phase 2, Dolphin Swim, Movin Out Glen Grove Apartments, Grand Appliance, Hydrite's Water Treatment Facility, JEK Multi-Tenant Building, Quarry Ridge Development, Shady Grove Subdivision, Authentix, and Fifth Addition to Westlawn Estates. Correspondence was sent to development owners if the erosion control measures on-site were not satisfactory or compliant.

Village Public Works Projects

For the 2022 Streets Improvements project, all items on the List of Items to be Completed or Corrected were completed by Homburg in early December 2022. The final pay request is anticipated to be received in the upcoming week. The project will be closed out approximately \$40,000 under the original Contract price, with the additional water main construction and other minor changes.

For the CTH N Urbanization construction project, Raymond P. Cattell Inc. (Cattell) requested Substantial Completion near the end of October 2022 and a List of Items to be Completed or Corrected was developed to be completed in mid-December 2022. At this point, almost all items have been completed, except for the installation of the rectangular rapid flashing beacons (RRFB) due to supply chain delays. The project is within budget and may even be under budget by the end of the project.

For the Clark and Grove Streets project, RG Huston has been working to complete the List of Items to be Completed or Corrected items and anticipated to be completed in December 2022. Some of the Items to be Completed or Corrected were restoration items that will be confirmed completed in spring 2023. At this point, the project is near the bid amount, but the project is still within the budget.

Prepared and respectfully submitted by Kyela R. Specht, P.E., Strand Associates, Inc.®.