



## 2022 STREET & UTILITY IMPROVEMENTS 7<sup>TH</sup> AVE AND 6<sup>TH</sup> AVE NEWSLETTER



Special Assessments



Tree Removals



Project Schedule



Construction Process



Access & Parking



Future Communications



Project Contacts



Project Area Map

### \$ SPECIAL ASSESSMENTS

The assessment role for the project was adopted by City Council at the Public Assessment Hearing held on March 1, 2022. Also at this meeting, the contract was awarded to Northwest Asphalt, Inc. Property owners have received a separate letter with their final assessment total.

The final interest rate for the Special Assessments has been determined. Payments can be made without interest until July 29, 2022. Payments can be made with interest between July 30 and November 20, 2022 before going on property taxes. The interest rate is 4.53%. Questions regarding special assessments can be directed to the special assessment clerk, Melanie Ortiz at 952-548-6310.

### 🌳 TREE REMOVALS

A letter was sent in early March to all property owners located next to a proposed tree to be removed and replaced for one of the following reasons:

- Undesirable Species / Subject to Invasive Insect Species (Ash) & Tree Health
- Conflict with Utilities
- Conflict with Boulevard Grading

Appropriate trees removals will occur in Spring 2022. Replacement trees will be planted in the fall of this year. Residents were asked to provide input on what species they would like planted in front of their property for the replacement trees. Tree selections were to be made by April 29<sup>th</sup>, 2022. If no selection has been made for replacement, the project team will select trees with species diversification in mind.

### 📅 PROJECT SCHEDULE

A construction schedule has been proposed by the City's Contractor. The following is an overview of the earlier phases of the project schedule. More detailed start dates will be provided in future communications:

#### Week of May 2<sup>nd</sup>

- Gas main and service replacement by CenterPoint Energy and Michels will start on 7<sup>th</sup> Avenue S.
- CenterPoint Energy Contact:  
**Hannah Gullickson**  
**612-321-5546**  
[Hannah.Gullickson@CenterPointEnergy.com](mailto:Hannah.Gullickson@CenterPointEnergy.com)

#### Mid May

- Gas main and service replacement by CenterPoint Energy and Michels will wrap up on 7<sup>th</sup> Avenue S.

#### Late May

- Construction starts on 7<sup>th</sup> Avenue S.
- Tree Removals on 7<sup>th</sup> Ave S. & 6<sup>th</sup> Ave S.
- Temporary water system on 7<sup>th</sup> Avenue S.
- Sanitary sewer replacement on 7<sup>th</sup> Avenue S.

#### June

- Utility construction will continue on 7<sup>th</sup> Avenue S. including sanitary sewer, watermain, sanitary/water services, and storm sewer replacements.
- Roadway construction on 7<sup>th</sup> Avenue S. will start towards the end of June.
- Concrete curb and gutter, driveways, and sidewalks will be installed on 7<sup>th</sup> Avenue S. at the end of June.

#### July

- First layer of asphalt will be paved on 7<sup>th</sup> Avenue S.
- 6<sup>th</sup> Avenue S. roadway work will begin sometime mid-July.



## CONSTRUCTION PROCESS

### CenterPoint Energy Gas Replacements

CenterPoint Energy and Michels is currently planning to begin replacing gas mains and gas services throughout the project area. They will start on 7<sup>th</sup> Avenue S. the week of May 2<sup>nd</sup> and this work is expected to take two to three weeks to complete. They plan to be done with replacements on 7<sup>th</sup> Avenue S. prior to the contractor starting work.

### Boulevard Tree Removals

Trees located within the public right-of-way are the responsibility of the City to maintain and clear when necessary. Sometime in May, some boulevard trees will be removed and later in the project, will be replaced. The project team has reviewed the location of trees and identified impacts. Also, neighborhood boulevard trees have been reviewed for their condition and disease susceptibility by the City Forester. Trees in poor condition are proposed to be removed as part of the project. Proposed tree removals will be marked prior to tree removals with a pink ribbon. It is the intent of the project's design and contractor to try to attempt to save all other, healthy trees on 7<sup>th</sup> Avenue S. and 6<sup>th</sup> Avenue S.

### Utility and Street Reconstruction (7<sup>th</sup> Avenue S.)

The street & utility reconstruction project will begin with removal of the existing pavement, which will be salvaged for reuse in building the new road. At about the same time, a temporary potable water distribution system will be established to serve each property during utility reconstruction on Hopkins streets. The contractor will lay out temporary water pipes on the ground surface outside of the road, from which smaller temporary water service lines will be run to each house. Sewer service will remain unaffected during construction.

Once the temporary water system is tested and operational, the existing sanitary sewer main pipes, water main pipes, and storm sewer pipes will be removed and replaced in the roadway. Following installation of the mains, the contractor will remove and replace the sewer and water services to each property from the new main to the property line, which is typically located about 10-15 feet behind the curb. The existing sewer and water services between the property line and each house will not be replaced as part of the project, though they will be inspected at the property line. Utility construction typically lasts about 4 weeks after the pavement is removed.

Street reconstruction will follow utility work and begin by excavating and removing all material within the upper two feet of the existing roadbed to make space for the new sand/gravel base and surface pavement. The old pavement material, now ground up into gravel for reuse,

will be brought back and placed in the street as the new (recycled) roadbed. This process will be followed with installation of new curb and gutter, concrete driveway aprons, and asphalt pavement. Two layers of asphalt will be installed in separate processes. Street reconstruction typically lasts about 4 weeks following utility construction.

Boulevard restoration, including electrical conduit and reinstallation of light poles, installation of organically-rich topsoil, sod, hydroseed, and new trees will occur following the first layer of street paving. Following installation of these materials and completion of miscellaneous work, the final layer of pavement will be installed, completing the project in late August or early September.

Please contact Josh Hrabe if you have an irrigation system or invisible dog fence in your front yard prior to the start of construction, if you have not already. This information will help minimize impacts to irrigation systems and dog fences during the construction process.

### Street Reconstruction (6<sup>th</sup> Avenue S.)

The street reconstruction of 6<sup>th</sup> Avenue S. will begin with removal and replacement of non-draining or defective curb and gutter and sidewalks. The contractor will also be removing and replacing a fire hydrant on 6<sup>th</sup> Avenue. Following the concrete work and the hydrant replacement, the contractor will "reclaim" the existing roadway surface which involves pulverizing the existing asphalt pavement as well as the underlying aggregate base material. Following the reclamation process, the contractor will reshape the roadway and haul off excess material. Once the roadway is reshaped and compacted, the contractor will place the first layer of asphalt pavement. Two layers of asphalt will be installed in separate processes. The final layer of pavement will be installed, completing the project in late August or early September.

## ACCESS & PARKING

The construction process results in a great product at its completion but can test one's patience along its course. While the negatives of construction are in many ways unavoidable, the City aims to reduce the burden through working with the City's contractor to minimize disruption, routine mailings and other communication, and on-site assistance for residents.

When the street and utilities are under construction, the contractor will need all the space in the street possible. Therefore, parking will not be allowed on the project area streets during the working hours. Access to driveways will be provided as much as possible. Temporary access restrictions should be anticipated during the work day. The project team understands the need for access to each property, therefore the streets will be temporarily restored at the end of each work day and access to private driveways will generally be available each night.

During street & utility reconstruction, access conditions are usually most challenging after rainfall. Heavy traffic over muddy streets make conditions worse. Residents will be encouraged to drive on paved roadways whenever that alternative exists.

Typical working hours for the project will be 7 a.m. to 7 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays if necessary. No work is allowed on Sundays or holidays. Finally, to combat the challenges of construction, the City has developed a multi-faceted approach to communication. In general, newsletters will be provided on a monthly basis, project website updates will be completed weekly, and property notices will be delivered to front doors as often as daily.

Once construction begins, residents can contact **Josh Hrabe**, who is the on-site contact there to represent the City and its residents through the construction process.

## FUTURE COMMUNICATIONS

During construction, the following communications methods will be made available to residents to keep the neighborhood informed of the project happenings:

1. Newsletters distributed on a monthly basis
2. Project website 'construction updates' on a weekly basis, providing a summary of what was completed the current week and what the contractor's plan is for the next week.
3. Printed notices delivered to homes at up to a daily basis for property-specific coordination items – temporary (3 – 6 hr) water shutdowns, concrete placement in driveways, etc.

## FUTURE COMMUNICATIONS (CONT.)

4. Residents will be able to contact Josh Hrabe, the lead project construction observer and coordinator, who will be on-site to respond to questions or issues needing immediate attention
5. Email & Text Message updates on a weekly basis.

## PROJECT CONTACTS

**Josh Hrabe**, of Bolton & Menk, Inc., is the Construction Observer for the project and will be the main point of contact for residents during construction. He can be reached at (612)-965-2473 or [joshhr@bolton-menk.com](mailto:joshhr@bolton-menk.com)

**Nick Amatuccio**, of Bolton & Menk, Inc., is the Project Engineer overseeing the construction process and will serve as one of the main resident contacts. He can be reached at (612)-965-3926 or [nickam@bolton-menk.com](mailto:nickam@bolton-menk.com)

**Eric Klingbeil** is the City Engineer for the City of Hopkins and will be the main contact at the City for this project. He can be reached at (952) 548-6357 or [eklingbeil@hopkinsmn.com](mailto:eklingbeil@hopkinsmn.com)

**Website:** The website will be updated approximately weekly once construction starts with the latest project info throughout construction, and residents can sign-up for weekly email and/or text updates through the website. The site URL is [www.Hopkins-2022.com](http://www.Hopkins-2022.com).

**Text & Email Updates:** Through the project website, [www.Hopkins-2022.com](http://www.Hopkins-2022.com), you can sign up for text and email updates that you will receive throughout the duration of the project. This is a very efficient and effective way to know what's going on during the project.

 **PROJECT AREA MAP**



 **7<sup>TH</sup> AVENUE S. (MAY TO AUGUST/EARLY SEPTEMBER)**

 **6<sup>TH</sup> AVENUE S. (JULY TO AUGUST/EARLY SEPTEMBER)**