



2024 CENTRAL AVENUES IMPROVEMENTS NEWSLETTER



Special



Tree
Removals



Project
Schedule



Constructi
on



Access &
Parking



Future
Communications



Project
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Phasing &
Detour Maps

\$ SPECIAL ASSESSMENTS

The assessment role for the project was adopted by City Council at the Public Assessment Hearing held on March 19, 2024. Also at this meeting, the contract was awarded to GMH Asphalt Corporation. Property owners received a separate letter with their final assessment total prior to the Assessment Hearing on March 19.

The final interest rate for the Special Assessments has not been determined yet but is anticipated to be determined later in April. Once the interest rate is determined, property owners will receive a final letter regarding their assessment amount, payment options, and the interest rate for assessment payments made after July 31, 2024. Questions regarding special assessments can be directed to Nick Amatuccio or City Hall.

🌳 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

Tree removals are scheduled to occur during the week of April 8, 2023 throughout the project area. 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 should be made as soon as possible. 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 provided by the City's Contractor, GMH Asphalt Corporation. The following is an overview of the earlier phases of the project schedule. A phasing map is provided on the second to last page of this newsletter. Due to delays by CenterPoint Energy and their proposed gas main replacement on the southern block of 7th Ave not starting until late April, changes have been made to the Project phasing as shown on the map and described below. However, the Contractor is proposing a condensed and accelerated schedule to complete the project earlier than originally anticipated.

Week of April 8

- Tree removals will begin on April 9th, throughout the entire project area.
- All of Phase 1 street pavement removals will begin towards the end of the week.
- Temporary water setup will occur in Phase 1A.

Week of April 15

- Pavement removals such as driveways, curb and gutter, and sidewalks will continue in Phase 1A.
- Temporary water will be hooked up to individual houses in Phase 1A.
- Utility work on the watermain will begin at the intersection of 7th Ave and 1st St and continue to the north with watermain replacement in Phase 1A.

Week of April 22

- Utility work will continue in Phase 1A with watermain and sanitary sewer replacement.
- Gas main and service replacement by CenterPoint Energy and Michels might begin in Phase 1B (7th Ave south of 1st St N).



PROJECT SCHEDULE (CONT.)

Early May

- Gas main and service replacement by CenterPoint Energy and Michels will continue in Phase 1B and start in Phase 3B along 1st St N.
- Utility work will continue in Phase 1A with watermain, sanitary sewer replacement, service replacement, and storm sewer replacement.

Later in May

- Pavement removals such as driveways, curb and gutter, and sidewalks will occur on Phases 1B & 1C (3rd St east of 7th Ave).
- utility work will start in Phase 1B and 1C.
- Roadway construction will start in Phase 1A.
- Concrete curb and gutter, driveways, and sidewalks will be installed in Phase 1A late May or early June.

June

- Utility work will wrap up in Phases 1B & 1C and roadway construction will begin.
- The first layer of asphalt will be paved in Phase 1A and boulevard restoration will begin (sidewalks, landscaping, sod)
- Construction will start on 8th Ave N from 2nd St N to Minnetonka Mills Rd (Phase 2).



CONSTRUCTION PROCESS

CenterPoint Energy Gas Main Replacements

CenterPoint Energy and Michels is currently planning to begin replacing gas mains and gas services on a few streets in the project area. They will start on 7th Avenue N. south of 1st St N in late April and this work is expected to take two to three weeks per street to complete. They will then move on to 1st St N between 5th Ave and 8th Ave. No other streets have plans for gas main replacements, and they plan to be done with replacements prior to the City's contractor starting work on each phase.

Boulevard Tree Removals

Trees located within the public right-of-way are the responsibility of the City to maintain and clear when necessary. During first few weeks in April, some boulevard trees will be removed and later in the summer or early fall, 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 during the week of April 1 with a pink ribbon. It is the intent of the project's design and contractor to attempt to save all other, healthy trees.



CONSTRUCTION PROCESS (CONT.)

Utility & Street Reconstruction (7th Ave/8th Ave/3rd St)

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, 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 on all streets/phases, the final layer of pavement will be installed on all phases, completing the project in September or early October.

Please contact Jamie Hand 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 and help the coordination process when replacement or repairs are required.



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 **Jamie Hand or Josh Hrabe**, who are the on-site contacts 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.



FUTURE COMMUNICATIONS (CONT.)

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.
4. The Project Help Line, **(952) 236-3998**, is available for residents to call during construction with any questions or concerns. Someone from the project team will answer or return your call within a reasonable timeframe to address your question or concern or get you in touch with the appropriate project team member.
5. Residents will be able to contact Jamie Hand or Josh Hrabe, the lead project construction coordinators, who will be on-site to respond to questions or issues needing immediate attention.
6. Email & Text Message updates on a weekly basis.



PROJECT CONTACTS

Project Help Line (952) 236-3998

Jamie Hand, of Bolton & Menk, Inc., is the Construction Project Representative, will be on-site daily, and is one of the primary contacts for residents during construction. He can be reached at **(612) 394-3747** or jamie.hand@bolton-menk.com

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

Nick Amatuccio, of Bolton & Menk, Inc., is the Project Manager overseeing the construction process and will serve as another contact for residents. He can be reached at **(612)-965-3926** or 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

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-2024.com.

Text & Email Updates: Through the project website, www.Hopkins-2024.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 PHASING MAP

