



CENTRAL AVENUES PHASE 2 CONSTRUCTION NEWSLETTER



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TREE REMOVALS

A letter was sent a few weeks ago 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 start on April 13, 2026, and will include all the trees in year 2 phases which will include Phases 2A through 2E. Replacement trees will be planted in the fall. Residents were asked to request what species they would like for replacement trees 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, RL Larson Excavating. The following is an overview of the earlier phases of the project schedule. A phasing map is provided at the end of this newsletter. Schedules are tentative and subject to change.

Week of April 13

- CenterPoint Energy gas main and service replacement work will start on 12th Ave N. from 4th St. to Highway 7 and then will continue onto 13th Ave N. from dead end (200 block) to South Service Dr.
- A detour of 12th Ave N. will be put up, which will utilize Hwy 7, Mainstreet, and 5th Ave N. and is intended to deter through traffic. Local access to properties will still be maintained as needed.

PROJECT SCHEDULE (CONT.)

- A detour of the Lake Minnetonka Regional Trail will be put up, this detour will utilize 14th Ave N., 1st Street N., and 9th Ave N.
- Tree removals will occur on all 2026 phases.
- Pavement, sidewalk, curb, and driveway removals on Phase 2A and 2B will occur.
- A temporary water system will be set up and tested on Phases 2A and 2B
- Houses on Phases 2A and 2B will be connected to the temporary water system

Week of April 20

- Gas main replacements will continue
- Utility work will start on Phases 2A and 2B with sanitary sewer replacement

May to June

- Gas main replacements will be completed
- Utility work on Phases 2A and 2B will be completed
- Concrete curb will be poured on Phases 2A and 2B
- First layer of asphalt will be paved on Phases 2A and 2B
- Concrete sidewalks will be poured on Phases 2A and 2B
- Full detour of 12th Ave N. will be put up, this detour will utilize Hwy 7, 1st Street N., and 5th Ave N.
- Construction on Phase 2C will begin
- Yards on Phases 2A and 2B will be sodded

June to August

- Utility work on Phase 2C will be completed
- Concrete curb will be poured on Phase 2C
- First layer of asphalt will be paved on Phase 2C
- Concrete sidewalks will be poured on Phase 2C
- Construction on Phase 2D will begin
- Yards on Phase 2C will be sodded



CONSTRUCTION PROCESS

CenterPoint Energy Gas Main Replacements

CenterPoint Energy and Michels Corp. will be replacing gas mains and gas services in the project area. Gas work will occur for a couple of months, staying ahead of the contractor.

Boulevard Tree Removals

Trees located within the public right-of-way are the responsibility of the city to maintain and clear when necessary. During the first few weeks of the project, some boulevard trees will be removed and replaced in the fall. 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. The proposed 2026 tree removals will be marked during the week of April 6th 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.

Utility & Street Reconstruction

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.



CONSTRUCTION PROCESS (CONT.)

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 John Brennan 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 as much street space as possible. Parking will not be allowed on the project area streets during the working hours. Driveway access will be provided where possible, but temporary access restrictions should be anticipated during the workday. The project team understands the need for access to each property, and streets will be temporarily restored at the end of each workday for driveway access overnight.

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 monthly, project website updates will be completed weekly, and property notices will be delivered to front doors as often as daily.



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 monthly
2. Project website construction updates on a weekly basis, providing a summary of what was completed in the current week and the contractor's plans for the next week.
3. Weekly email and text message updates.
4. Printed notices delivered to homes at up to a daily basis for property-specific coordination items – temporary (3 – 6 hour) water shutdowns, concrete placement in driveways, etc.
5. Once construction begins, residents can contact **John Brennan**, who is the on-site contact representing the city and its residents through the construction process.
6. Residents will be able to contact **Josh Hrabe**, the lead project construction manager, who will be on-site to respond to questions or issues needing immediate attention.



PROJECT CONTACTS

John Brennan, 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 **(651) 368-1783**, or john.brennan@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 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.HopkinsAvenuesProject.com.

Text & Email Updates: Through the project website, 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

