

# ***PROJECT BACKGROUND INFO***

## ***Downtown Reconstruction Phase 4 Project***

***January 7, 2026***

### **Goals Of This Meeting Are:**

1. Review completed steps and potential upcoming project schedule
2. Answer questions as to the project process and assessment process
3. Discuss the scope of the project
4. Review final plans / drawings
5. Discuss what is to be expected during construction
6. Discuss business related items (access, parking, interruptions, etc.)
7. Answer any questions and address any other concerns

### **Previous Timeline:**

|                 |   |
|-----------------|---|
| Spring 2025:    | Discussed project area/scope & authorized preliminary project items   |
| Summer 2025:    | Completed topographic survey & the Feasibility Study  |
| Fall 2025:      | Conducted Improvement Hearing, ordered Improvements, initiated benefit evaluation, began completing property inspections, initiated discussions with impacted property owners, & held meetings with private utility companies |
| Winter 2025-26: | Worked on final design / preparation of plans & specifications, initiated project permitting, continued with property inspections, & continued with property owner coordination   |

### **Future Timeline (approximate):**

|                   |  |
|-------------------|--|
| Tonight:          | Public Open House  |
| January 2026:     | Final design is completed  |
| Feb./March 2026:  | Project is advertised, bids are opened, construction contract is awarded, & project permits are obtained |
| March/April 2026: | Contracts, insurance, bonds, submittals, & ordering of pipe / materials                                  |
| May to Nov. 2026: | Project is substantially constructed   |
| Summer 2026:      | Assessment benefit evaluation process completed & project financing obtained                             |
| Fall 2026:        | Assessment Hearing is held   |
| Summer 2027:      | Final construction completed & the project is closed out   |

### **Major Scope of Work Items:**

#### **Street Reconstruction:**

- Street reconstruction of the following streets:
  - 1<sup>st</sup> Street from Olive Street to Spruce Street
  - Elm Street from 2<sup>nd</sup> Street to 1<sup>st</sup> Street
  - 2<sup>nd</sup> St from Elm Street to Pine Street
  - Pine Street from 2<sup>nd</sup> Street to 1<sup>st</sup> Street
  - Municipal Parking Lot # 2
- Removal and replacement of entire roadways and curb and gutter
  - 1<sup>st</sup> Street width from Olive Street to Pine Street = 51.5 feet
  - 1<sup>st</sup> Street width from Pine Street to Spruce Street = 48 feet
  - Elm Street width from 2<sup>nd</sup> Street to 1<sup>st</sup> Street = 48 feet
  - 2<sup>nd</sup> Street width from Elm Street to Pine Street = 42 feet (Matches phase 3 width)
- Removal and Turf restoration of entire roadways, sidewalk and curb and gutter

- Pine Street from 2<sup>nd</sup> Street to 1<sup>st</sup> Street
- Concrete sidewalks to be removed and replaced at the same locations as existing
  - Widths vary as follows:
    - 1<sup>st</sup> Street from Olive St. to Elm = 9 feet both sides
    - 1<sup>st</sup> Street from Elm St. to Pine = 8 feet North side and 7.5 feet South side
    - 1<sup>st</sup> Street from Pine to Spruce = 6 feet with a 5-foot Boulevard on both sides
    - Elm Street = 9 feet both sides
    - 2<sup>nd</sup> Street = 8 feet North side and 6 feet South side with 5 feet Boulevard
  - All pedestrian ramps to be upgraded per ADA requirements
- Removal of trees and partial removal and replacement of driveways
- Replacement and modification of the lighting and signing

### Municipal Parking Lot #2

- Removal and replacement of existing pavement
- Removal and replacement of driveways
- Includes the private parking lot to the south

### Utility Improvements:

- Sanitary sewer
  - Replacement of sewer main, manholes, and services along 1<sup>st</sup> St. and 2<sup>nd</sup> St.
- Watermain
  - Replacement of watermain, services, and hydrants along 1<sup>st</sup> St., Elm St., and 2<sup>nd</sup> St.
  - Upsizing of watermain to 10-inch diameter on 1<sup>st</sup> Street
  - Upsizing of watermain to 8-inch diameter on all other streets
- Storm sewer
  - Replacement of storm sewer on 1<sup>st</sup> Street, Elm Street, and 2<sup>nd</sup> Street
  - Addition of new storm sewer to improve drainage
  - Connection to an underground treatment structure
  - Draintile & future stormwater reuse mains along the back of curb
- Private utilities
  - Removal, relocation, or burying of private utilities throughout the project area

### What to Expect During Construction:

- Noise, dust, vibration
- Temporary water shut-offs
- Possible temporary water system
- Limited access/parking and access closures
- Possible business interruptions

### Who Can I Contact with Future Questions or To Get an Update on the Project?

Feel free to contact the City Engineer

Jake Saulsbury, P.E.

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or the Project Manager:

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\*Updates during construction will be on the project website at <https://clients.bolton-menk.com/waconiadowntown/> and on the link at the bottom of the City's website at [www.waconia.org](http://www.waconia.org).