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CONSTRUCTION NEWSLETTER



Assessments Project Schedule Construction Access & Parking Private Utilities Safety Contact Map & Phasing



SPECIAL ASSESSMENTS (HOPKINS)

The assessment role for the City of Hopkins was adopted by City Council at the Public Assessment Hearing held on May 15th, 2018. Also at this meeting, the contract was awarded to S.M. Hentges & Sons, Inc. Hopkins property owners have received a separate letter with the final assessment total. St. Louis Park property owners will not be assessed for this project.

The final interest rate for the Special Assessments has been determined. Payments can be made without interest until July 31, 2018. Payments can be made with interest between August 1 and November 29, 2018 before going on property taxes. The interest rate is 4.904%. Questions regarding special assessments can be directed to the special assessment clerk, Mary Lein at 952-548-6310.



PROJECT SCHEDULE

A phased construction schedule is proposed as shown in the map on the last page of this newsletter. The following is an overview of the earlier phases of the project schedule. More detailed start dates will be provided as construction nears:

Week of June 4th

- Tree removals throughout project area
- Reclaiming and removals on Division Street
- Temporary water services on Division Street
- Directionally drilled watermain between Division Street & Cambridge Street

Week of June 11th

- Utility (sanitary sewer, watermain, and storm sewer) work will begin on Division Street

Mid/Late June

- Removal of alley behind Lake Street NE
- Start construction on Oxford Street

Late June/Early July

- Concrete curb and gutter and concrete driveways will be poured on Division Street
- Paving of the concrete alley behind Lake Street NE
- Start construction on Texas Avenue

CONSTRUCTION**Boulevard Tree Removals**

Trees located within the public right-of-way are the responsibility of the City to maintain and clear when necessary. In early June, some boulevard trees will be removed and later in the project, will be replaced within the City of Hopkins. Boulevard trees that are removed in St. Louis Park will be replaced in Spring 2019. The project team has reviewed the location of trees and landscaping 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. Property owners located adjacent to right-of-way with known or potential impacts to boulevard trees or private landscaping received a letter regarding these impacts. Proposed tree removals will be marked about a week prior to tree removals with a pink ribbon. During the week of June 4th, S.M. Hentges will be mobilizing crews for removal of trees. It is the intent of the project's design and contractor to try to attempt to save all other, healthy trees in the neighborhood.

After tree removals, 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 to 5 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 installation of organically-rich topsoil, sod, 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 October or early November.

Please contact Josh Hrabec 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.

**ACCESS, PARKING, & COMMUNICATION**

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 of 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 makes 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.

WATER & SEWER REPLACEMENT PROPERTY LINE TO HOME



Water and sewer service lines are privately owned by the properties they serve. Throughout the project area, to prevent future costly repairs by homeowners the City will be replacing each property's water and sanitary sewer service pipes from the main (in the street) to the property line (about 10'-15' behind the curb). At this connection point, the existing sewer and water service pipes will remain. These existing lines will be inspected at the property line prior to reconnection.

In past project areas, upon inspection the City of Hopkins has discovered lead water and/or crumbling sewer service pipes to some properties. State environmental and health codes state that such pipes be replaced if discovered. If this is discovered at your property, the City's inspector will knock on your door to notify you verbally if you are home when the work occurs. Property owners will receive a letter with this information if it applies to your property and will have an option to use the City's contractor or a private plumber to replace the water or sewer service.

On past City of Hopkins projects, some property owners have viewed the street and utility project as an opportunity to replace water and sewer service lines in full, all the way to the home, even when not required by environmental or health codes. While the City does not participate in such work, it is willing to coordinate with contractors to make this process as seamless as possible and provide contacts for plumbing contractors who have done this work in Hopkins:

Groth Sewer & Water 612-250-6395

Coppins Sewer & Water 952-955-1588

Residents interested in undertaking additional private plumbing work on their own can contact these companies directly. Please note, residents do not need to use these contractors to do this work nor is this intended as a list of recommended plumbers. This list is provided for convenience and at the request of property owners.



SAFETY

The contractor will do everything they can to make the project area safe for residents. However, residents should be aware of their surroundings when walking or driving near construction equipment. The City asks that residents keep their distance from construction equipment in use and utility trenches. There are also materials that can cause harm if caution is not used such as hot asphalt pavement immediately after being placed. Please keep children and pets away from construction activity and open trenches as they might not be aware of the dangers. If you see anything that you feel is unsafe, please do not hesitate to call Josh Hrabe.



CONTACT AND WEBSITE INFO



Josh Hrabe, of Bolton & Menk, Inc., will be on the project site representing the City and its residents and business owners. If you have any questions regarding this newsletter, the project, or anything in general, you may approach him on site or call his cell phone at **(612) 965-2473**. He can also be reached via email at [**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 a secondary point of contact. He can be reached at **(612)-965-3926** or [**nickam@bolton-menk.com**](mailto:nickam@bolton-menk.com)

Mike Waltman, of Bolton & Menk, Inc., is the Project Manager working on behalf of the City and its residents. He can be reached at **(952) 890-0509** or **(612) 221-6946** or [**mikewa@bolton-menk.com**](mailto:mikewa@bolton-menk.com)

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

Joe Shamla is the Senior Engineering Project Manager for the City of St. Louis Park. He can be reached at **(952) 924-2552** or [**jshamla@stlouispark.org**](mailto:jshamla@stlouispark.org)

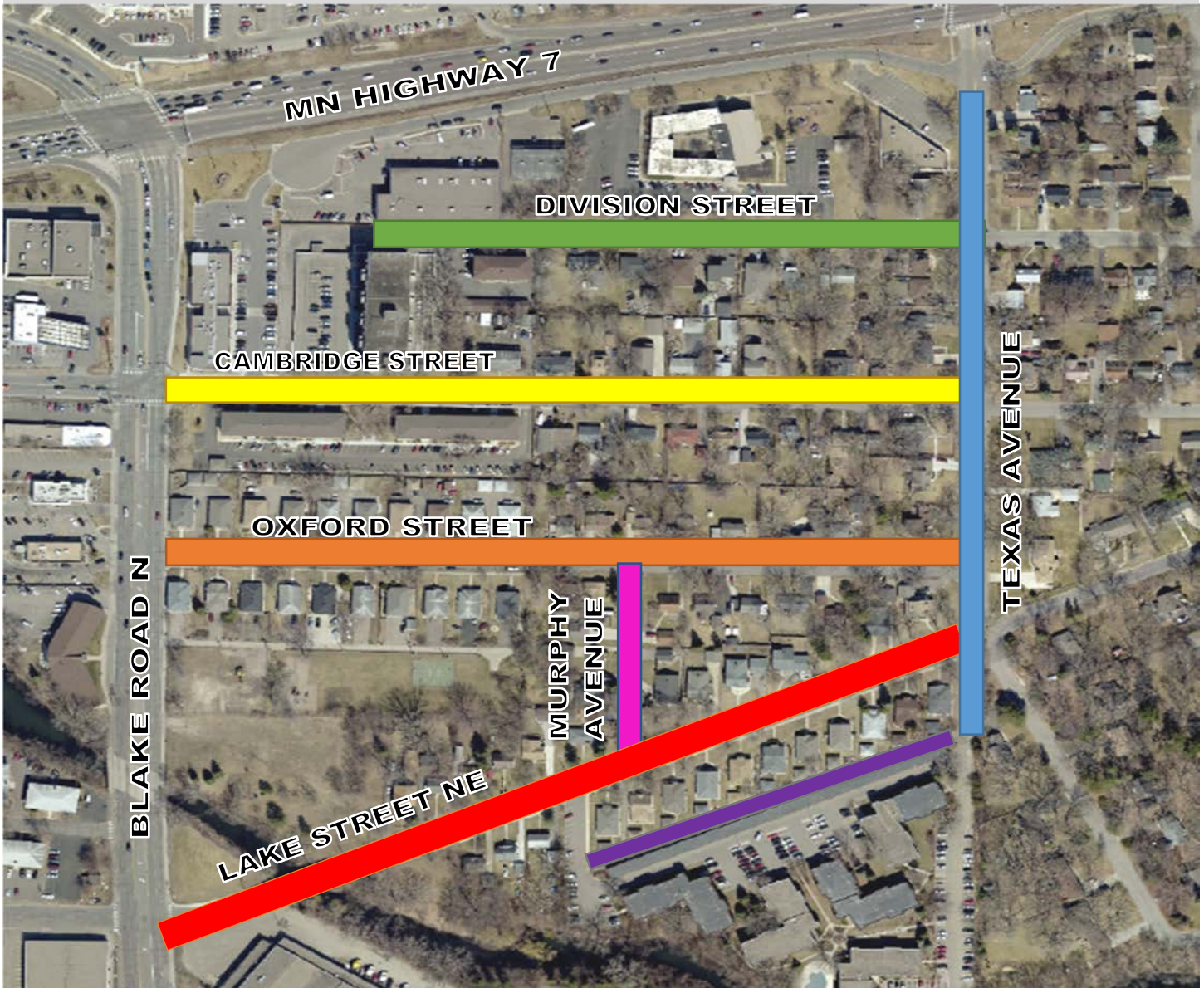
Website: The website will be updated approximately weekly with the latest project info throughout construction, and residents can sign-up for weekly email updates through the website. The site URL is [**www.hopkins2018.net**](http://www.hopkins2018.net)

If you would like this newsletter in alternative formats or languages please contact Eric Klingbeil at [**eklingbeil@hopkinsmn.com**](mailto:eklingbeil@hopkinsmn.com) or **952-935-1834**.

Si desea obtener este boletín en alternativa formato o idiomas porfavor contacta a Eric Klingbeil al [**eklingbeil@hopkinsmn.com**](mailto:eklingbeil@hopkinsmn.com) o **952-935-1834**.

PROJECT LOCATION & PHASING MAP

CITY OF HOPKINS/ST. LOUIS PARK 2018 STREET & UTILITY IMPROVEMENTS



LEGEND

- PHASE 1,
(EARLY JUNE – LATE JULY)
- PHASE 2,
(LATE JUNE – MID JULY)
- PHASE 3,
(MID JUNE – MID AUGUST)
- PHASE 4,
(LATE JUNE – LATE AUGUST)

- PHASE 5,
(MID JULY – MID SEPTEMBER)
- PHASE 6,
(MID AUGUST – EARLY OCTOBER)
- PHASE 7,
(LATE AUGUST – MID OCTOBER)

- Schedule changes in early stages due to weather, contractor scheduling, and unforeseen conditions may impact later stages
- As construction occurs, schedule updates to be provided via newsletters, website, flyers, etc.
- Final paving to occur in Late October/Early November for all phases