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Planning
Architecture
Urban Design

Proposal

To: Brian Olson, Dir. Of Public Works
From: James B. Lasher
Project: Ramsey Municipal Parking Facility Skyway Addition
Subject: Scope of Work and Fee Proposal for:
Guardrail Enhancements at the Parking Deck
Date: August 26, 2011

On August 25, 2011 we toured the Ramsey Municipal Parking Facility to review enhancements that the City would like to make to selected areas of the deck. There are basically three areas of work:

- Enclose all openings along the exterior openings on floors 2 and 3 and raise guardrail height on top floor at selected areas
- Enclose openings between floors at sloped ramp on all floors
- Provide sun screen protection on east side of parking deck at middle bay.

Based on our initial review of this work, we estimate that this Change Order will be between \$100,000 and \$200,000 depending on the level of improvement and design solutions.

The following is a series of Options on how to approach this issue and the fee's required for each.

Option 1 – All Enhancements:

1. LSA will prepare two concepts to provide full enclosure at ALL openings within the parking deck on floors two and three, including sun screen areas at center-bay.
2. LSA will prepare two concepts to provide ornamental fencing on the top floor of the deck at areas identified around the corners of the structure.
3. LSA will prepare two concepts to enclose or limit access to the openings between floors along the center bays of the deck.
4. LSA will present concepts to city staff and work towards an agreeable Preferred Alternative.
5. LSA will prepare sufficient details drawings to describe the work and submit as a Request for Proposals to Knutson Construction for pricing.
6. LSA will review the quoted price with city staff and, if acceptable, prepare a Change Order for the work.
7. LSA will submit the Change Order to the City and MnDOT for review and approval. LSA will attend one City Council meeting to present the Change Order for consideration.
8. LSA will review shop drawings and observe the work as part of the CA phase of the Parking Deck project.

Option 1 Fee: \$5,500 plus normal Reimbursable Expenses
Schedule: 3 to 5 weeks for Plans and Approvals

Option 2 – Limited Enhancements

1. LSA will prepare two concepts to provide ornamental fence only at areas identified on the top floor of the parking deck, including sun screen areas at center bay.
2. LSA will prepare two concepts to provide additional height to the existing pipe guardrails on floors two and three around the entire perimeter of the deck. (Note: This will not provide full enclosure for the openings. We anticipate this design will add up to 16” in height to the existing pipe guard rails.)
3. LSA will prepare one concept to enclose or limit access to the openings between floors along the center bays of the deck.
4. LSA will present concepts to city staff and work towards an agreeable Preferred Alternative.
5. LSA will prepare sufficient details drawings to describe the work and submit as a Request for Proposals to Knutson Construction for pricing.
6. LSA will review the quoted price with city staff and, if acceptable, prepare a Change Order for the work.
7. LSA will submit the Change Order to the City and MnDOT for review and approval. LSA will attend one City Council meeting to present the Change Order for consideration.
8. LSA will review shop drawings and observe the work as part of the CA phase of the Parking Deck project.

Option 2: \$3,900 plus normal reimbursable expenses.
Schedule: 3-5 weeks for Plans and Approval

Please contact me with any further questions or comments.

C: William Fossing – LSA Design
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