

**The COR (formerly Ramsey Town Center) AUAR Update**

						<i>Bob Schunicht, P.E., Project Manager</i>	<i>Darren Lazan, R.L.A., Project Landscape Architect</i>	<i>Kendra Lindahl A/CP, Project Planner</i>	<i>Steve Sabraski, P.E., Designer III</i>	<i>Mike Bultman, EIT, Designer I</i>	TOTAL	TOTAL			
					\$/HR	\$195	\$195	\$160	\$115	\$65	HOURS	FEE/EST			
					Feb-12	Mar-12	Apr-12	May-12							
P I A N N i n g  a n d  D e s i g n	<b>Background Information</b>														
	Collect and analyze background information including the 2003 Ramsey Town Center AUAR, 2030 Comprehensive Plan and any other studies that have been completed since the AUAR was completed.														
	Review of city and other agency documents to develop the framework for the AUAR update.														
	contact agencies where updated data may be needed (MPCA, DNR Natural Heritage database, MN Historical Society, etc.).														
	Coordinate with the EQB and Metropolitan Council on this update.														
	<b>Review and Update Development Scenarios</b>														
	identify areas where AUAR updates are needed due the changes to the development scenario originally included in the AUAR.														
	Update graphics as needed														
	<b>Prepare AUAR Update to sections including mitigation plan</b>														
	Update Land Use to reflect changes to The COR development scenario.														
	Update Traffic to incorporate all of the studies that have been completed since the adoption of the AUAR. this scope assumes that the work done as part of the Sunwood Drive, will be acceptable for agency review. We will use this information to update the traffic, air and noise elements of the AUAR. If additional studies are needed, they will be conducted as an additional service.														
	Update Stormwater Management will be updated to reflect any changes to resulting from the revised development scenario and/or regulatory changes.														
	Update Wetlands to reflect current development scenario.														
	Update Water Supply/ Waste Water to reflect current development scenario.														
	Update Compatibility with Other Plans including 2030 Comprehensive Plan.														
<b>Project Management</b>															
Prepare the AUAR update document for review by staff and council prior to distribution for the required comment period.															
Submit the document to the required agencies for the 10-day comment period.															
Respond to the comments and prepare document for City Council adoption.															
<b>TOTAL</b>					<b>TOTAL</b>				<b>35</b>	<b>14</b>	<b>90</b>	<b>68</b>	<b>16</b>	<b>185</b>	<b>\$32,815</b>
<b>Optional Noise Study from WSB</b>														<b>\$5,000</b>	
<b>Optional Transportation Plan Update</b>														<b>\$40,000</b>	
<b>Estimated Total</b>														<b>\$77,815</b>	