

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Regular Session
Tuesday November 13, 2012
Immediately Following City Council
Council Chambers, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
5. **HRA Business**
 1. Approve Preparation and Submittal of Stormwater Management Plan for The COR
 2. Consider Award of Construction Contract - North Commons
6. **Development Team Report**
7. **Commissioner Input**
8. **Adjournment**

Meeting Date: 11/13/2012**By:** Darren Lazan, Housing &
Redevelopment Authority

Information**Title:**

Approve Preparation and Submittal of Stormwater Management Plan for The COR

Background:

In October of 2004, the Polaris Group prepared and submitted a Stormwater Management Plan for Ramsey Town Center on behalf of the original developer. This plan was ultimately approved by the city, and the LRRWMO and has been to working model for all stormwater facilities in and around The COR. As the HRA is aware, there have been considerable changes to the plan since this approval. This study was based on previous plans prepared by the city's consultant that outlined a number of assumptions for areas outside The COR, but were routed through The COR effecting the stormwater design considerably. There are a number of assumptions in these studies that have contributed dramatically to the oversizing of stormwater improvements in the area.

In 2011, Landform prepared an earthwork analysis and preliminary stormwater design based on the new approved development plan. In this effort, the concerns about off-site contributions and pipe sizing were raised, and the issue was identified for future resolution.

Essentially, the previous studies contemplated large areas of development north and northwest of The COR that would be developed at a very high percentage of impervious area (commercial or high density residential) with no stormwater management on-site to treat the run-off. The result was a dramatic increase in pipe sizes throughout The COR to carry this water, and a dramatic increase in the treatment facilities inside The COR to treat that runoff.

This issue was again raised in the spring of 2012 when the North Commons area was designed. The residential subdivision required approval from LRRWMO, and could not meet current Generation 3 plan requirements. The result of this effort was a solution that best addressed current requirements, with the existing infrastructure we were dealing with. We received approval on this project based on a modified set of requirements. Sarah Strommen, as the LRRWMO representative, presented the case to the WMO.

In September of 2012 the Sunwood Retail Area was submitted to the WMO for approval. The first round of comments back indicated they had an expectation that projects in The COR meet the current requirements, rather than the previous requirements approved with the original project. In THIS instance, we were able to meet the current requirements with some relatively simple modifications, but the question was raised as to what the effect of the current plan requirements would be on the existing and future infrastructure in The COR. Again, Sarah Strommen presented the HRA's case at WMO and indicated that we could meet the current requirements on this project, but that we would need to present a new overall study, based on the existing approved plan, and any new criteria we could easily incorporate. We were given approval of the Sunwood Retail project, and we indicated we would present a new plan for their consideration in November. Once approved, this plan would become the basis for all approvals in The COR going forward.

Notification:**Observations:**

Based on the previous work completed as part of the overall grading plan and hydrology, and on the modifications to the assumptions for off-site contributions, a new drainage study needs to be completed and presented to the LRRWMO for approval. This study will identify all previous studies and designs, incorporate and document all assumptions, and provide direction as to the requirements for all future sites and public improvements in The COR. This plan will be presented and ultimately approved by the LRRWMO, and will be their basis for their future reviews and approvals.

Attached to the case is a proposal for the fees necessary to complete the study and get WMO approval.

Recommendation:

The development team recommends the HRA authorize the work necessary to complete the proposed stormwater management plan for The COR, and direct the development team to submit the plan for approval to the LRRWMO.

Funding Source:

HRA Professional Services Budget & City Stormwater Utility Fund

Council Action:

Approve the proposal to prepare the stormwater management plan for The COR, and submit for approval at the LRRWMO at the next practical meeting.

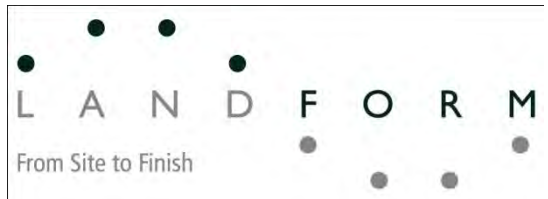
Attachments

Fee Proposal

Offsite Stormwater Drainage Areas

Form Review

Inbox	Reviewed By	Date
Hakanson Anderson Engineering	Shane Nelson	11/08/2012 10:05 AM
Kurt Ulrich	Kurt Ulrich	11/08/2012 02:55 PM
Form Started By: Darren Lazan		Started On: 11/08/2012 08:48 AM
	Final Approval Date: 11/08/2012	



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

WORK ORDER

DATE	11/06/2012	CONTRACT NO.	RAM12031
CLIENT INFORMATION		BILLING INFORMATION (IF DIFFERENT FROM CLIENT)	
COMPANY NAME	City of Ramsey HRA	COMPANY NAME	
CLIENT CONTACT	Kurt Ulrich	CONTACT	
ADDRESS	7550 Sunwood Drive	ADDRESS	
CITY, STATE, ZIP	Ramsey, MN 55303	CITY, STATE, ZIP	
PHONE/FAX	763-433-9845 / 763-427-5543	PHONE/FAX	

PROJECT INFORMATION

PROJECT NAME	COR Master Stormwater Management Plan	PRINCIPAL	Darren Lazan
PROJECT DESCRIPTION	Prepare stormwater management plan with recommendations for implementation for future development within the COR	STUDIO/DEPT	RCD
PROPERTY LOCATION	The COR	EST. START DATE	Immediately
CITY, STATE, ZIP	Ramsey, MN 55303	EST. COMPLETE DATE	60 Days
PIN:		PROJECT MANAGER	Darren Lazan
		PHASE MANAGER	Darren Lazan

SCOPE OF SERVICES LANDFORM AGREES TO PERFORM PROFESSIONAL SERVICES FOR THE CLIENT AS FOLLOWS:

PHASE	DESCRIPTION	TASK	BILLING MESSAGE
55	Final Approval Process	Watershed approval and coordination efforts. Includes two meetings with City Staff, one City of Ramsey HRA meeting, one City Council meeting, and two watershed meetings.	\$4,500.00 (Fixed Fee)
90	Special Study	Prepare Master Stormwater Management Plan for the COR	\$11,000.00 (Fixed Fee)

Reimbursable Expenses, including but not limited to Mileage, Plotting, Printing, Scanning, and Subconsultants are not included in the fees below and will be billed as a reimbursable expense at 1.15 times cost.

FEES (RATE SCHEDULE IS AVAILABLE UPON REQUEST FOR HOURLY CONTRACTS)

<input checked="" type="checkbox"/>	FIXED FEE	FIXED FEE AMOUNT: \$15,500.00	Plus Typical Reimbursables
<input type="checkbox"/>	HOURLY WITH AN ESTIMATE	ESTIMATE FEE:	RATES 2012 Rate Schedule
<input type="checkbox"/>	HOURLY TO A MAXIMUM	MAXIMUM FEE:	RATES

IN WITNESS WHEREOF, the parties have accepted, made and executed this agreement upon the terms, conditions and provisions stated above and on the attached General Conditions including, but not limited to, provisions relating to limitations on liability of Consultant.

Accepted By:

Landform

City of Ramsey HRA

Darren Lazan
President

Date: 11.06.2012

Date:

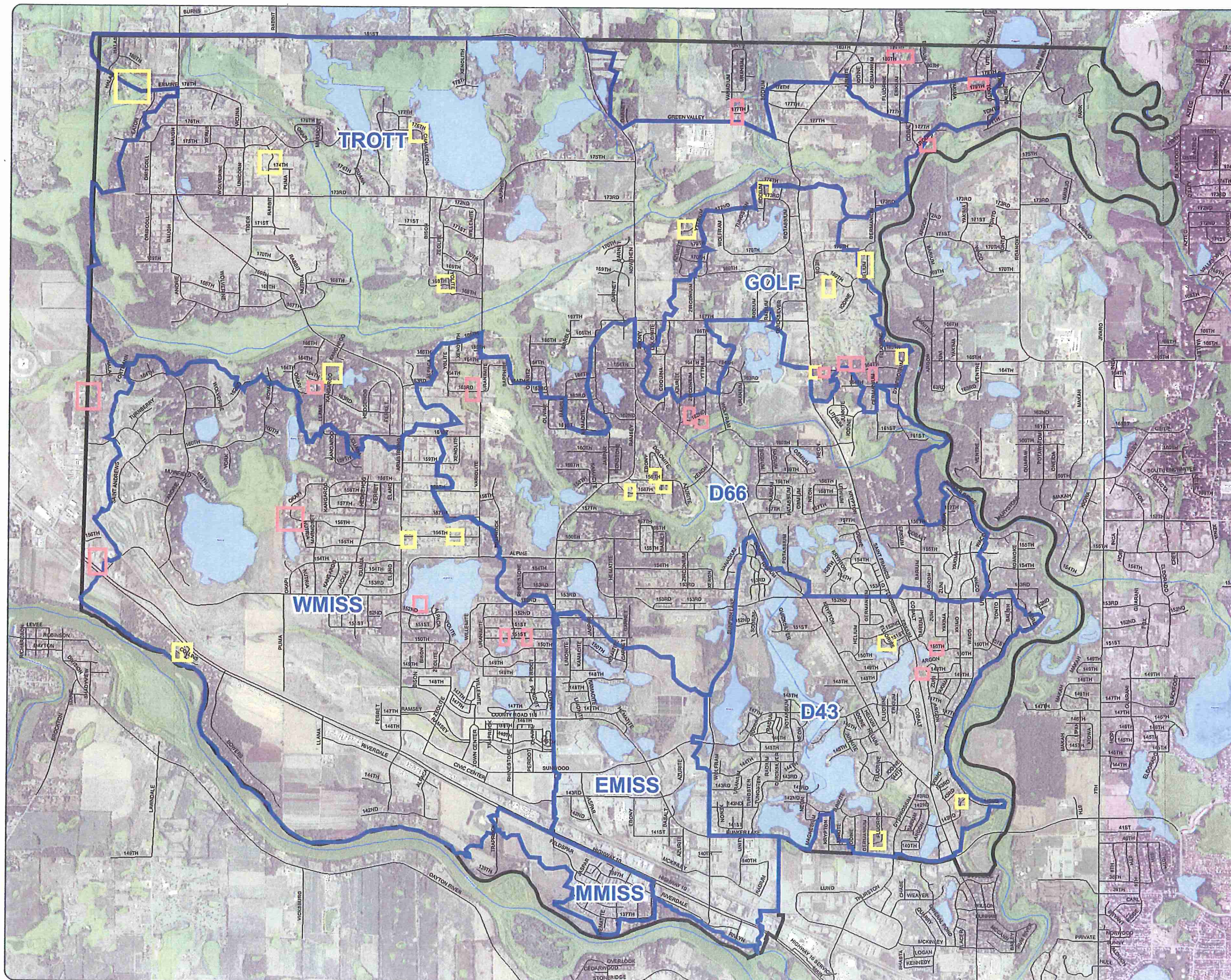
Landform Federal Tax ID: 27-1199905

General Conditions

1. All required services outside SCOPE OF WORK outline will be provided upon the CLIENT'S request and will be billed at the rates quoted on the CURRENT FEE SCHEDULE. A copy of the CURRENT FEE SCHEDULE has been made available to CLIENT or is attached hereto. Rates and multiples for Additional Services and other services as set forth in the fee schedule shall be adjusted annually in accordance with normal salary review practices of Consultant.
2. Fees outlined in this contract will be adhered to subject to site conditions and criteria set forth by the CLIENT and requirements of all applicable governmental agencies, utility companies, etc., in effect on the date of the CONSULTANT'S signing of this contract. No work by the CONSULTANT will commence until fully dimensioned and client-approved plans have been received from CLIENT. Subsequent changes to the plans, which require additional work by the CONSULTANT, will result in extra charges at the rates quoted on the CURRENT FEE SCHEDULE.
3. Field staking will be performed one time only for the fees quoted. Any restaking due to the loss of stakes beyond the CONSULTANT'S control will be billed at the rate on the CURRENT FEE SCHEDULE. In addition, fees outlined for field survey and construction staking are subject to the CONSULTANT being able to perform each item without delays beyond its control. The CLIENT shall request construction-staking items a minimum of two (2) working days in advance of when desired.
4. In the event that a question or claim may arise as to an error or omission in the CONSULTANT'S work or plans, the CONSULTANT will assume no liability for errors or omissions unless notified within 48 hours of the client's discovery of such. If notified within 48 hours, the CONSULTANT will have the right to remedy any such errors or omissions within a reasonable and agreed upon time thereafter, at no additional cost to the CLIENT. The CONSULTANT will assume no liability for construction staking unless all stakes are maintained intact and verified as to their origin.
5. The CLIENT shall give separate authorization to the CONSULTANT to commence each item of work as outlined in the SCOPE OF WORK.
6. CLIENT will be billed monthly, based upon percentage of work completed and/or hourly charges and reimbursable costs. Invoices are due and payable upon presentation. Objections to invoices not made in writing within thirty (30) days of the billing date are waived. A FINANCE CHARGE of one and one half percent (1.5) per month (18% ANNUAL PERCENTAGE RATE) will be added to portions of accounts over 30 days past due. FINANCE CHARGES may be compounded. CLIENT'S failure to make timely payments is justification for suspension of all services and withholding of all deliverables until payment is received or other written agreements made. CONSULTANT shall be entitled to recover all costs, expenses and fees incurred by CONSULTANT (including litigation and arbitration fees and costs, reasonable attorneys' fees, and CONSULTANT'S internal labor at the rates quoted on the CURRENT FEE SCHEDULE) due to CLIENT'S failure to make timely payments.
7. This Agreement may be terminated by either party upon seven (7) days' written notice. In the event of any termination, the CONSULTANT will be paid for all services rendered to the date of termination plus unpaid reimbursable expenses. Such termination shall not affect the parties' accrued rights and liabilities as of the date of termination. Without limiting the generality of the foregoing, paragraphs 4, 6, 9, 10, 11, 12, 14, 15, and 16 of these General Conditions shall survive any cancellation, expiration, or termination of this Agreement.
8. The CONSULTANT will not be responsible for the cost of permits, title company charges, governmental review fees, soil reports, printing, photographic charges, etc. as applicable, except those printing charges necessary for the CONSULTANT to do it's work. The CONSULTANT will be reimbursed for such charges paid by it for the CLIENT at the rates quoted on the CURRENT FEE SCHEDULE.
9. The CONSULTANT will not be responsible or liable for the following:(a) Any use of plans, surveys, specifications, etc. not signed and sealed by the CONSULTANT and approved by the appropriate governmental agencies; (b) Inaccuracy of data, plans, legal descriptions or any other information supplied by the CLIENT or others; (c) Site soil, hydrologic, or geologic conditions; (d) Changes to the plans and specifications made by the CLIENT or others; (e) Job site conditions; or (f)The performance of work on this project by any construction contractor or third party.
10. All original work will be property of the CONSULTANT. The CLIENT at its request will be furnished with reproducible copies as a reimbursable expense. All documents furnished by the CONSULTANT are instruments of its service. They are not suitable for reuse or extensions of this project or any other project. CONSULTANT is the author of these documents and retains all common law, statutory and/or reserved rights, including copyright. Any reuse without specific written approval by the CONSULTANT in each case will be at the sole risk of the user and without liability or legal exposure to the CONSULTANT.
11. Neither the CLIENT nor the CONSULTANT shall assign, sublet or transfer any rights under or interest in the contract without the written consent of the other. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the CLIENT or CONSULTANT.
12. The CONSULTANT makes no representation concerning any cost estimate figures made in connection with maps, plans, specifications or drawings other than that all cost figures are estimates only and the CONSULTANT shall not be responsible for fluctuations in costs or quality figures.
13. The CLIENT agrees to cooperate in every way requested by the CONSULTANT to expedite the completion of the work set forth in the contract. The CLIENT agrees to provide the CONSULTANT access to the property involved and to make available any records, documents, deeds, legal descriptions or other items requested by the CONSULTANT for the reasonable pursuit of the completion of the work.
14. The CONSULTANT makes no warranty, either expressed or implied, as to its services. Services will be performed in accordance with generally accepted engineering and/or surveying practices.
15. Any claim, dispute or other matter in question arising out of or relating to this Agreement or breach thereof ("Claim") in which the aggregate amount in controversy exclusive of interest, attorneys' fees and costs, is less than or equal to \$100,000 shall be decided by binding arbitration in Minneapolis in accordance with the Construction Industry Rules of the American Arbitration Association. Judgment on any award by the arbitrator(s) shall be enforceable in any court having jurisdiction. Any Claim in which the aggregate amount in controversy, exclusive of interest, attorneys' fees and costs, is greater than \$100,000 shall be resolved by litigation in the State or Federal Court located within Hennepin County, Minnesota. Consultant and Client expressly consent to the exclusive personal jurisdiction and venue of the Minnesota courts for all purposes relating to this Proposal. The parties waive trial by jury. This Agreement shall be governed by Minnesota law, without regard to conflicts of law principles.
16. CONSULTANT'S TOTAL LIABILITY TO CLIENT FOR ANY LOSS, CLAIM OR DAMAGE ARISING OUT OF THE NEGLIGENCE OR OTHER LEGAL FAULT OF CONSULTANT IN PERFORMING ITS SERVICES SHALL BE LIMITED TO THE GREATER OF (I) THE AMOUNT STATED IN THIS PROPOSAL AS COMPENSATION FOR CONSULTANT'S BASIC SERVICES, OR (II) THE LIMITS OF ANY INSURANCE ACTUALLY AVAILABLE TO THE CONSULTANT. AT ANY TIME PRIOR TO COMMENCEMENT OF SERVICES. CLIENT MAY, BY PAYING A 20% PREMIUM IN ADDITION TO CONSULTANT'S FEE, ELIMINATE THIS LIMITATION ON LIABILITY. In no event shall CONSULTANT be liable for loss of profits, loss of use, loss of revenue, or any or special, indirect or consequential damages of any kind.
17. **NOTICE OF LIEN RIGHTS (MINNESOTA): (a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. (B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.**
18. There are no understandings or agreements except as herein expressly stated.

**CITY OF RAMSEY, MINNESOTA
GENERAL WATERSHED MAP WITH
HISTORIC FLOODING LOCATIONS**

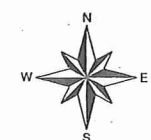
FIGURE NO. 9
JANUARY, 2008



Legend

- City Limits
- Rivers & Streams**
- Aqueduct
- Dam or weir
- Ditch or canal
- Stream
- Stream (or river)
- Protected Waters
- NWI
- Major Watershed Boundary
- Historic Flooding**
- Property Owner Complaints
- City Staff Identified

Source:
2006 FSA Photo
NWI - MnDNR
Protected Waters - MnDNR

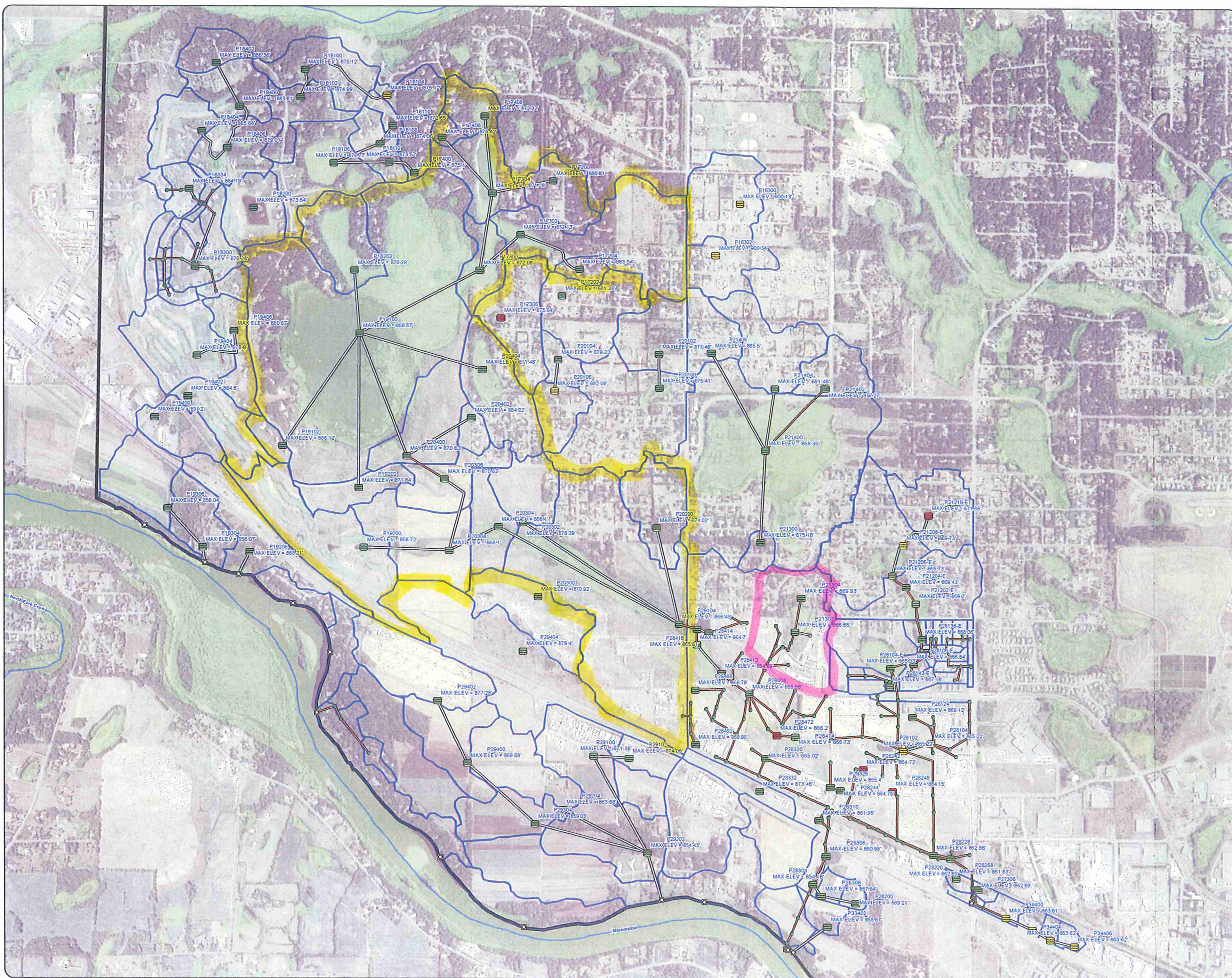


3,000 0 3,000
Feet

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**CITY OF RAMSEY, MINNESOTA
WMISS POND SUMMARY
100-YEAR PEAK ELEVATION**

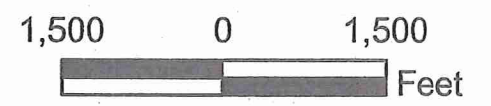
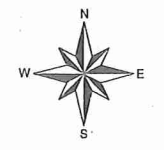
FIGURE NO. 23
JANUARY, 2008



Legend

- City Limits
- Rivers & Streams**
- Aqueduct
- Dam or weir
- Ditch or canal
- Stream
- Stream (or river)
- NWI
- Pond Flood Summary**
- Potential Threat to Structures
- EOF Utilized
- Functioning Properly
- Junc
- Outfall
- Pipe
- Channel
- Subwatershed Boundary

Source:
NWI - MnDNR
Protected Waters - MnDNR
MnDNR, 2006 FSA Photo, Anoka County



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HRA Regular Session

5. 2.

Meeting Date: 11/13/2012**By:** Darren Lazan, Housing &
Redevelopment Authority

Information**Title:**

Consider Award of Construction Contract - North Commons

Background:

Earlier this year, the HRA rejected all bids for the work associated with North Commons, a 17 lot subdivision in the residential area north of Bunker Lake Boulevard, after bids received were higher than expected. The project was subsequently value-engineered, and rebid with a larger bidding and construction window.

On October 30th, 2012, a bid opening was held for the modified plans and construction schedule. Fourteen bids were received ranging from the apparent low bidder at \$417,372.22 and the high bid at \$590,040.50.

The development team and the city engineer have reviewed the bids and determined that County Line Excavating is the lowest qualified bidder, and subject to receipt of their insurance requirements are capable of completing the project.

Notification:**Observations:**

The development team has prepared an updated development pro-forma of the North Commons project and will provide a detailed review at the meeting.

The North Commons project presents a particular challenge to develop as it has an unusual shape, was never provided adequate sewer and water services, and there are a number of unresolved stormwater issues that make it a challenge to develop. At best, North Commons is a break-even proposition as a development, but the City will realize considerable upside in the completion of the project as it recovers development fees, provides increased tax base, adds homes to the community to share in the completion of the roads, etc. As you recall, the improvements to the park that were completed contemplate a portion of the funding coming from the sale of these lots. Additionally, the park dedication dollars received will help fund future improvements.

The HRA is currently under contract for the first lot in the development, and if the project proceeds will market the sites to other area builders. Reception to these lots has been fairly good with local builders as the lots in this neighborhood have been selling and construction has been steady.

The HRA has the option to reject all bids and has no obligations to proceed with the project if it so determines.

Recommendation:

The development team recommends the HRA proceed with the proposed project and award the contract to the apparent low bidder - County Line Excavating.

Funding Source:

Land sale proceeds and Stormwater Fund - Internal loan from landfill trust fund.

Council Action:

Award the contract for construction of North Commons to County Line Excavating in the amount of \$417,373.22.

Approve the proposed project pro-forma for North Commons, and direct the development team to proceed with the project and market the finished lots.

Attachments

North Commons Site Plan

Bid Tabulation

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	11/08/2012 03:02 PM
Form Started By: Darren Lazan		Started On: 11/08/2012 10:56 AM
	Final Approval Date: 11/08/2012	



North Commons Improvements

2012 Initial Phase Improvements:

- Grading
- Turf, Plantings, & Irrigation
- Top Soil Test Plots
- Community Garden

Phase II Improvements:

- Trails / Boardwalks
- Playground
- Dog Park
- Parking

BID TABULATION

PROJECT NAME	North Commons	Engineers Estimate not prepared	County Line Excavating	North Pine Aggregate	Douglas Kerr Underground, LLC	Frattonone Companies, Inc.
PROJECT LOCATION	Ramsey, MN					
BIDDER			417,372.22	431,414.15	452,237.15	468,410.21
BID DATE	30-Oct-2012					

SECTION 02230 - SITE CLEARING / DEMOLITION

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Clearing & Grubbing	Acre	1.5			2,000.00	3,000.00	4,350.00	6,525.00	4,000.00	6,000.00	5,220.00	7,830.00
2	Saw Cut Bituminous Pavement	L.F.	704			2.00	1,408.00	2.60	1,830.40	2.65	1,865.60	2.85	2,006.40
3	Remove Bituminous Pavement	S.Y.	1,694			2.00	3,388.00	2.15	3,642.10	2.20	3,726.80	5.45	9,232.30
4	Remove Concrete Curb & Gutter	L.F.	884			3.00	2,652.00	3.30	2,917.20	3.35	2,961.40	2.65	2,342.60
5	Remove Concrete Walk	S.Y.	1,272			1.00	1,272.00	3.25	4,134.00	3.35	4,261.20	3.00	3,816.00
6	Remove 18" Concrete Pipe	L.F.	23			6.00	138.00	17.95	412.85	24.40	561.20	11.20	257.60
7	Remove Concrete Apron	Each	1			100.00	100.00	180.00	180.00	475.00	475.00	420.00	420.00
8	Bulkhead Concrete Pipe	Each	1			500.00	500.00	675.00	675.00	225.00	225.00	499.00	499.00
9	Temporary Access Road	L.S.	1			1,000.00	1,000.00	1,655.00	1,655.00	1,700.00	1,700.00	2,540.00	2,540.00
SUBTOTAL SECTION 02230 - SITE CLEARING / DEMOLITION							13,458.00		21,971.55		21,776.20		28,943.90

SECTION 02300 - EARTHWORK

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Common Excavation	C.Y.	3,830			3.75	14,362.50	4.40	16,852.00	5.60	21,448.00	11.40	43,662.00
2	Subgrade Excavation	C.Y.	100			10.00	1,000.00	5.00	500.00	5.25	525.00	11.40	1,140.00
3	Common Borrow	C.Y.	32,985			4.33	142,825.05	3.70	122,044.50	3.80	125,343.00	3.50	115,447.50
4	Dewatering - Lake Ramsey (East)	L.S.	1			2,000.00	2,000.00	5,785.00	5,785.00	5,865.00	5,865.00	5,320.00	5,320.00
5	Dewatering - SW Pond	L.S.	1			2,000.00	2,000.00	750.00	750.00	800.00	800.00	2,130.00	2,130.00
SUBTOTAL SECTION 02300 - EARTHWORK							162,187.55		145,931.50		153,981.00		167,699.50

SECTION 02370 - EROSION CONTROL

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Silt Fence	L.F.	5,975			1.25	7,468.75	1.75	10,456.25	1.60	9,560.00	1.70	10,157.50
2	Inlet Protection	EACH	24			60.00	1,440.00	115.00	2,760.00	175.00	4,200.00	170.00	4,080.00
3	Rock Construction Entrance	EACH	4			200.00	800.00	1,150.00	4,600.00	1,250.00	5,000.00	1,530.00	6,120.00
4	Seeding & Mulching	ACRE	10.0			1,000.00	10,000.00	475.00	4,750.00	420.00	4,200.00	1,140.00	11,400.00
5	Silt Fence Removal	L.F.	5,975			0.50	2,987.50	0.20	1,195.00	0.15	896.25	0.16	956.00
SUBTOTAL SECTION 02370 - EROSION CONTROL							22,696.25		23,761.25		23,856.25		32,713.50

BID TABULATION

PROJECT NAME	North Commons	Engineers Estimate not prepared	County Line Excavating	North Pine Aggregate	Douglas Kerr Underground, LLC	Frattonone Companies, Inc.
PROJECT LOCATION	Ramsey, MN					
BIDDER			417,372.22	431,414.15	452,237.15	468,410.21
BID DATE	30-Oct-2012					

SECTION 02530 - SANITARY SEWER

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT								
1	4" PVC SDR 26, Service Pipe	L.F.	844			16.00	13,504.00	30.65	25,868.60	13.70	11,562.80	28.50	24,054.00
2	4" x 8" Wye	Each	17			177.00	3,009.00	160.00	2,720.00	636.05	10,812.85	896.00	15,232.00
3	Dewatering for Sewer and Water Services Installation	L.S.	1			16,000.00	16,000.00	32,025.00	32,025.00	36,265.00	36,265.00	0.01	0.01
SUBTOTAL SECTION 02530 - SANITARY SEWER							32,513.00		60,613.60		58,640.65		39,286.01

SECTION 02510 - WATER MAIN

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT								
1	3/4" Corporation Stop	Each	17			193.00	3,281.00	55.00	935.00	300.15	5,102.55	462.50	7,862.50
2	1" Curb Stop & Box	Each	17			240.00	4,080.00	160.00	2,720.00	328.30	5,581.10	619.00	10,523.00
3	1" Copper Service Pipe	L.F.	937			26.00	24,362.00	29.80	27,922.60	16.65	15,601.05	24.25	22,722.25
SUBTOTAL SECTION 02510 - WATER MAIN							31,723.00		31,577.60		26,284.70		41,107.75

SECTION 02630 - STORM SEWER

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT								
1	15" RCP, Class 5	L.F.	531			25.00	13,275.00	28.00	14,868.00	29.00	15,399.00	27.25	14,469.75
2	27" RCP, Class 3	L.F.	264			65.00	17,160.00	65.65	17,331.60	41.65	10,995.60	44.50	11,748.00
3	15" RCP FES w/ Trash Guard	Each	1			490.00	490.00	785.00	785.00	928.40	928.40	844.00	844.00
4	27" RCP FES w/ Trash Guard	Each	1			1,020.00	1,020.00	1,185.00	1,185.00	1,442.45	1,442.45	1,280.00	1,280.00
5	48" Dia. Storm Sewer Manhole	Each	4			1,862.00	7,448.00	1,625.00	6,500.00	2,040.45	8,161.80	2,420.00	9,680.00
6	Connect to Existing Manhole	Each	2			300.00	600.00	1,250.00	2,500.00	1,800.00	3,600.00	699.00	1,398.00
7	Connect to Existing Pipe	Each	1			200.00	200.00	725.00	725.00	1,200.00	1,200.00	559.00	559.00
8	Flow Splitting Weir	Each	1			2,000.00	2,000.00	650.00	650.00	2,650.00	2,650.00	2,950.00	2,950.00
9	Rip Rap, Class II	C.Y.	4			80.00	320.00	119.65	478.60	175.00	700.00	247.50	990.00
10	Park Irrigation Repair	L.S.	1			5,000.00	5,000.00	4,605.00	4,605.00	5,000.00	5,000.00	4,570.00	4,570.00
SUBTOTAL SECTION 02630 - STORM SEWER							47,513.00		49,628.20		50,077.25		48,488.75

SECTIONS 02700, 02740, 02750 - PAVING

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
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BID TABULATION

PROJECT NAME	North Commons	Engineers Estimate not prepared	County Line Excavating	North Pine Aggregate	Douglas Kerr Underground, LLC	Frattalone Companies, Inc.
PROJECT LOCATION	Ramsey, MN					
BIDDER			417,372.22	431,414.15	452,237.15	468,410.21
BID DATE	30-Oct-2012					

1	Subgrade Preparation	S.Y.	1,694		2.95	4,997.30	1.45	2,456.30	1.55	2,625.70	2.40	4,065.60
2	Aggregate, Modified Class 5 - 4"	S.Y.	1,694		6.00	10,164.00	1.45	2,456.30 *	4.55	7,707.70	4.75	8,046.50
3	Curb & Gutter	L.F.	884		12.90	11,403.60	15.00	13,260.00	20.00	17,680.00	16.00	14,144.00
4	Bit. Base - 2"	S.Y.	1,694		17.75	30,068.50	12.10	20,497.40	11.15	18,888.10	15.10	25,579.40
5	Tack Coat	Gal.	87		5.00	435.00	14.65	1,274.55	13.50	1,174.50	8.50	739.50
6	Concrete Sidewalk - 4"	S.F.	13,146		2.87	37,729.02	3.45	45,353.70	4.40	57,842.40	3.65	47,982.90
	Concrete Sidewalk - 6" at Driveways	S.F.	204		3.50	714.00	4.20	856.80	6.70	1,366.80	4.65	948.60
7	Pedestrian Curb Ramp	Each	4		770.00	3,080.00	940.00	3,760.00	735.00	2,940.00	479.00	1,916.00
8	Replaced Driveway Apron	S.F.	350		5.80	2,030.00	7.05	2,467.50	7.45	2,607.50	4.65	1,627.50
SUBTOTAL SECTIONS 02700, 02740, 02750 - PAVING						100,621.42		92,382.55		112,832.70		105,050.00

SECTION 02900 - LANDSCAPING

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT							
1	Tree 2.5" Caliper	Each	13		250.00	3,250.00	340.00	4,420.00	295.00	3,835.00	314.00	4,082.00
2	Perennial, #3 Container	Each	10		25.00	250.00	35.00	350.00	35.00	350.00	37.25	372.50
3	Mulch, 4" Depth	S.F.	29		30.00	870.00	0.90	26.10	2.60	75.40	1.05	30.45
4	Edging	L.F.	19		10.00	190.00	3.50	66.50	2.00	38.00	2.15	40.85
5	Planting Soil	C.Y.	14		150.00	2,100.00	48.95	685.30	35.00	490.00	42.50	595.00
SUBTOTAL SECTION 02900 - LANDSCAPING						6,660.00		5,547.90		4,788.40		5,120.80

SUMMARY

SECTIONS 02230 - SITE CLEARING / DEMOLITION		13,458.00	21,971.55	21,776.20	28,943.90
SECTIONS 02300 - EARTHWORK		162,187.55	145,931.50	153,981.00	167,699.50
SECTION 02370 - EROSION CONTROL		22,696.25	23,761.25	23,856.25	32,713.50
SECTION 02530 - SANITARY SEWER		32,513.00	60,613.60	58,640.65	39,286.01
SECTION 02510 - WATER MAIN		31,723.00	31,577.60	26,284.70	41,107.75
SECTION 02630 - STORM SEWER		47,513.00	49,628.20	50,077.25	48,488.75
SECTIONS 02700, 02740, 02750 - PAVING		100,621.42	92,382.55	112,832.70	105,050.00
SECTION 02900 - LANDSCAPING		6,660.00	5,547.90	4,788.40	5,120.80
TOTAL		417,372.22	431,414.15 *	452,237.15	468,410.21

* Indicates corrected calculation

BID TABULATION

PROJECT NAME	North Commons	Heselton Construction, LLC	Northwest Asphalt, Inc.	S R Weidema, Inc.	Dave Perkins Contracting, Inc.	Veit & Company, Inc.
PROJECT LOCATION	Ramsey, MN					
BIDDER		486,580.27	491,376.44	487,634.35	488,213.25	590,040.50
BID DATE	30-Oct-2012					

SECTION 02230 - SITE CLEARING / DEMOLITION

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Clearing & Grubbing	Acre	1.5	6,500.00	9,750.00	5,400.00	8,100.00 *	4,000.00	6,000.00	6,000.00	9,000.00	4,800.00	7,200.00
2	Saw Cut Bituminous Pavement	L.F.	704	2.00	1,408.00	2.25	1,584.00	3.00	2,112.00	3.00	2,112.00	3.85	2,710.40
3	Remove Bituminous Pavement	S.Y.	1,694	2.25	3,811.50	2.25	3,811.50	1.60	2,710.40	3.00	5,082.00	2.60	4,404.40
4	Remove Concrete Curb & Gutter	L.F.	884	2.75	2,431.00	3.00	2,652.00	2.75	2,431.00	3.00	2,652.00	2.70	2,386.80
5	Remove Concrete Walk	S.Y.	1,272	5.80	7,377.60	4.00	5,088.00	2.00	2,544.00	1.00	1,272.00	3.00	3,816.00
6	Remove 18" Concrete Pipe	L.F.	23	12.00	276.00	12.00	276.00	24.00	552.00	10.00	230.00	16.00	368.00
7	Remove Concrete Apron	Each	1	250.00	250.00	200.00	200.00	215.00	215.00	250.00	250.00	200.00	200.00
8	Bulkhead Concrete Pipe	Each	1	550.00	550.00	125.00	125.00	515.00	515.00	450.00	450.00	150.00	150.00
9	Temporary Access Road	L.S.	1	1,400.00	1,400.00	7,500.00	7,500.00	2,640.00	2,640.00	1,500.00	1,500.00	3,600.00	3,600.00
SUBTOTAL SECTION 02230 - SITE CLEARING / DEMOLITIO					27,254.10		29,336.50		19,719.40		22,548.00		24,835.60

SECTION 02300 - EARTHWORK

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Common Excavation	C.Y.	3,830	7.00	26,810.00	3.00	11,490.00	3.05	11,681.50	4.00	15,320.00	21.00	80,430.00
2	Subgrade Excavation	C.Y.	100	6.00	600.00	15.00	1,500.00	5.00	500.00	12.00	1,200.00	9.00	900.00
3	Common Borrow	C.Y.	32,985	4.75	156,678.75	5.75	189,663.75	4.90	161,626.50	5.00	164,925.00	4.75	156,678.75
4	Dewatering - Lake Ramsey (East)	L.S.	1	0.01	0.01	7,000.00	7,000.00	2,000.00	2,000.00	5,000.00	5,000.00	2,000.00	2,000.00
5	Dewatering - SW Pond	L.S.	1	0.01	0.01	2,000.00	2,000.00	2,000.00	2,000.00	100.00	100.00	1,800.00	1,800.00
SUBTOTAL SECTION 02300 - EARTHWORK					184,088.77		211,653.75 *		177,808.00		186,545.00		241,808.75

SECTION 02370 - EROSION CONTROL

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Silt Fence	L.F.	5,975	1.75	10,456.25	1.90	11,352.50	1.60	9,560.00	1.75	10,456.25	1.95	11,651.25
2	Inlet Protection	EACH	24	190.00	4,560.00	100.00	2,400.00	285.00	6,840.00	250.00	6,000.00	1.85	44.40 *
3	Rock Construction Entrance	EACH	4	1,800.00	7,200.00	750.00	3,000.00	2,050.00	8,200.00	900.00	3,600.00	1,600.00	6,400.00
4	Seeding & Mulching	ACRE	10.0	1,100.00	11,000.00	600.00	6,000.00 *	420.00	4,200.00	750.00	7,500.00	500.00	5,000.00
5	Silt Fence Removal	L.F.	5,975	0.16	956.00	0.50	2,987.50	0.15	896.25	0.50	2,987.50	0.20	1,195.00
SUBTOTAL SECTION 02370 - EROSION CONTROL					34,172.25		25,740.00		29,696.25		30,543.75		24,290.65

BID TABULATION

PROJECT NAME	North Commons	Heselton Construction, LLC	Northwest Asphalt, Inc.	S R Weidema, Inc.	Dave Perkins Contracting, Inc.	Veit & Company, Inc.
PROJECT LOCATION	Ramsey, MN					
BIDDER		486,580.27	491,376.44	487,634.35	488,213.25	590,040.50
BID DATE	30-Oct-2012					

SECTION 02530 - SANITARY SEWER

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY										
1	4" PVC SDR 26, Service Pipe	L.F.	844	15.00	12,660.00	20.89	17,631.16	11.10	9,368.40	25.00	21,100.00	30.00	25,320.00
2	4" x 8" Wye	Each	17	500.00	8,500.00	590.00	10,030.00	780.00	13,260.00	2,200.00	37,400.00	1,500.00	25,500.00
3	Dewatering for Sewer and Water Services Installation	L.S.	1	19,500.00	19,500.00	16,912.00	16,912.00	12,585.00	12,585.00	8,000.00	8,000.00	28,500.00	28,500.00
SUBTOTAL SECTION 02530 - SANITARY SEWER					40,660.00		44,573.16		35,213.40		66,500.00		79,320.00

SECTION 02510 - WATER MAIN

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY										
1	3/4" Corporation Stop	Each	17	165.00	2,805.00	237.00	4,029.00	252.00	4,284.00	150.00	2,550.00	350.00	5,950.00
2	1" Curb Stop & Box	Each	17	265.00	4,505.00	293.00	4,981.00	187.00	3,179.00	350.00	5,950.00	300.00	5,100.00
3	1" Copper Service Pipe	L.F.	937	18.50	17,334.50	23.58	22,094.46	14.30	13,399.10	25.00	23,425.00	33.00	30,921.00
SUBTOTAL SECTION 02510 - WATER MAIN					24,644.50		31,104.46		20,862.10		31,925.00		41,971.00

SECTION 02630 - STORM SEWER

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY										
1	15" RCP, Class 5	L.F.	531	31.00	16,461.00	30.17	16,020.27	46.00	24,426.00	25.00	13,275.00	37.00	19,647.00
2	27" RCP, Class 3	L.F.	264	51.00	13,464.00	41.51	10,958.64	80.00	21,120.00	45.00	11,880.00	71.00	18,744.00
3	15" RCP FES w/ Trash Guard	Each	1	885.00	885.00	716.00	716.00	588.00	588.00	750.00	750.00	1,400.00	1,400.00
4	27" RCP FES w/ Trash Guard	Each	1	1,465.00	1,465.00	1,330.00	1,330.00	1,027.00	1,027.00	950.00	950.00	1,950.00	1,950.00
5	48" Dia. Storm Sewer Manhole	Each	4	1,890.00	7,560.00	1,553.00	6,212.00	1,748.00	6,992.00	2,400.00	9,600.00	2,800.00	11,200.00
6	Connect to Existing Manhole	Each	2	1,350.00	2,700.00	670.00	1,340.00	1,607.00	3,214.00	1,200.00	2,400.00	800.00	1,600.00
7	Connect to Existing Pipe	Each	1	565.00	565.00	670.00	670.00	964.00	964.00	750.00	750.00	800.00	800.00
8	Flow Splitting Weir	Each	1	565.00	565.00	4,300.00	4,300.00	1,239.00	1,239.00	2,500.00	2,500.00	1,500.00	1,500.00
9	Rip Rap, Class II	C.Y.	4	120.00	480.00	85.00	340.00	136.00	544.00	125.00	500.00	150.00	600.00
10	Park Irrigation Repair	L.S.	1	4,800.00	4,800.00	4,500.00	4,500.00	1,500.00	1,500.00	1,500.00	1,500.00	5,300.00	5,300.00
SUBTOTAL SECTION 02630 - STORM SEWER					48,945.00		46,386.91		61,614.00		44,105.00		62,741.00

SECTIONS 02700, 02740, 02750 - PAVING

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY
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BID TABULATION

PROJECT NAME	North Commons	Heselton Construction, LLC	Northwest Asphalt, Inc.	S R Weidema, Inc.	Dave Perkins Contracting, Inc.	Veit & Company, Inc.
PROJECT LOCATION	Ramsey, MN					
BIDDER		486,580.27	491,376.44	487,634.35	488,213.25	590,040.50
BID DATE	30-Oct-2012					

1	Subgrade Preparation	S.Y.	1,694	2.90	4,912.60	1.00	1,694.00	4.50	7,623.00	3.00	5,082.00	1.90	3,218.60
2	Aggregate, Modified Class 5 - 4"	S.Y.	1,694	6.20	10,502.80	6.00	10,164.00	7.25	12,281.50	3.00	5,082.00	5.10	8,639.40
3	Curb & Gutter	L.F.	884	22.00	19,448.00	16.17	14,294.28	17.00	15,028.00	19.00	16,796.00	19.00	16,796.00
4	Bit. Base - 2"	S.Y.	1,694	15.50	26,257.00	14.80	25,071.20	24.00	40,656.00	12.00	20,328.00	14.00	23,716.00
5	Tack Coat	Gal.	87	8.55	743.85	5.00	435.00	1.00	87.00	13.00	1,131.00	17.00	1,479.00
6	Concrete Sidewalk - 4"	S.F.	13,146	3.80	49,954.80	3.16	41,541.36	4.20	55,213.20	3.25	42,724.50	3.75	49,297.50
	Concrete Sidewalk - 6" at Driveways	S.F.	204	5.90	1,203.60	3.83	781.32	5.00	1,020.00	4.50	918.00	4.50	918.00
7	Pedestrian Curb Ramp	Each	4	660.00	2,640.00	510.00	2,040.00	480.00	1,920.00	600.00	2,400.00	600.00	2,400.00
8	Replaced Driveway Apron	S.F.	350	5.90	2,065.00	4.59	1,606.50	5.35	1,872.50	15.00	5,250.00	5.50	1,925.00
SUBTOTAL SECTIONS 02700, 02740, 02750 - PAVING					117,727.65		97,627.66		135,701.20		99,711.50		108,389.50

SECTION 02900 - LANDSCAPING

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY										
1	Tree 2.5" Caliper	Each	13	590.00	7,670.00	300.00	3,900.00	420.00	5,460.00	350.00	4,550.00	400.00	5,200.00
2	Perennial, #3 Container	Each	10	26.00	260.00	35.00	350.00	60.00	600.00	35.00	350.00	48.00	480.00
3	Mulch, 4" Depth	S.F.	29	11.00	319.00	3.00	87.00	2.50	72.50	10.00	290.00	2.50	72.50
4	Edging	L.F.	19	11.00	209.00	3.00	57.00	2.50	47.50	5.00	95.00	8.50	161.50
5	Planting Soil	C.Y.	14	45.00	630.00	40.00	560.00	60.00	840.00	75.00	1,050.00	55.00	770.00
SUBTOTAL SECTION 02900 - LANDSCAPING					9,088.00		4,954.00		7,020.00		6,335.00		6,684.00

SUMMARY

SECTIONS 02230 - SITE CLEARING / DEMOLITION	27,254.10	29,336.50	19,719.40	22,548.00	24,835.60
SECTIONS 02300 - EARTHWORK	184,088.77	211,653.75	177,808.00	186,545.00	241,808.75
SECTION 02370 - EROSION CONTROL	34,172.25	25,740.00	29,696.25	30,543.75	24,290.65
SECTION 02530 - SANITARY SEWER	40,660.00	44,573.16	35,213.40	66,500.00	79,320.00
SECTION 02510 - WATER MAIN	24,644.50	31,104.46	20,862.10	31,925.00	41,971.00
SECTION 02630 - STORM SEWER	48,945.00	46,386.91	61,614.00	44,105.00	62,741.00
SECTIONS 02700, 02740, 02750 - PAVING	117,727.65	97,627.66	135,701.20	99,711.50	108,389.50
SECTION 02900 - LANDSCAPING	9,088.00	4,954.00	7,020.00	6,335.00	6,684.00
TOTAL	486,580.27	491,376.44 *	487,634.35	488,213.25	590,040.50 *

* Indicates corrected calculation