

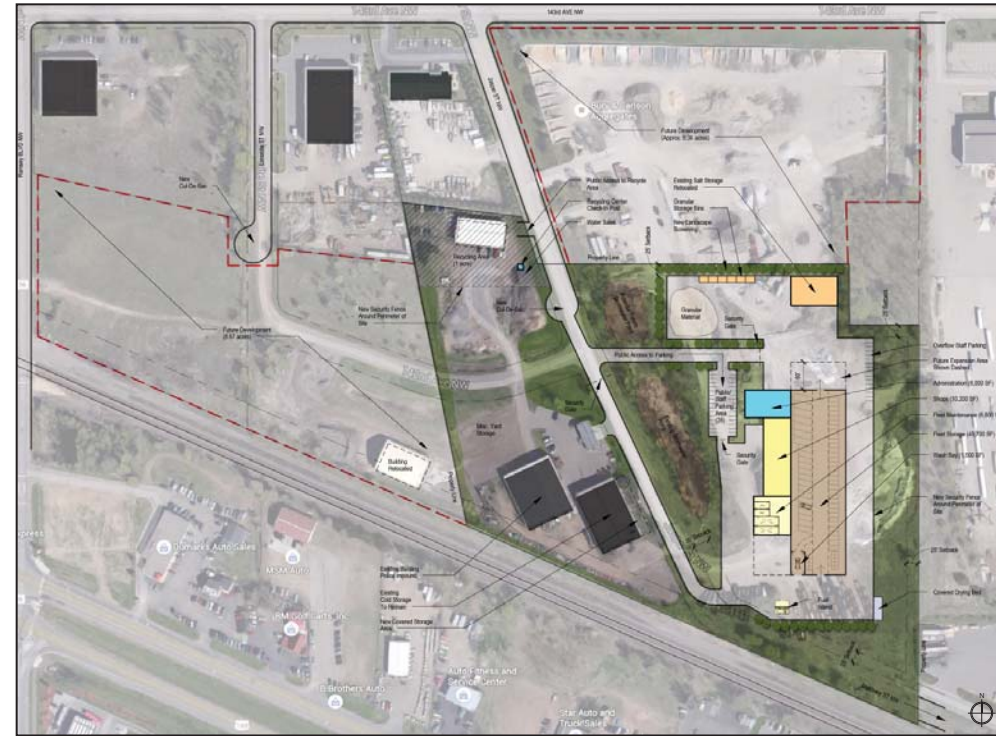
An aerial satellite-style map of an industrial area in Ramsey, MN. The map shows several large industrial buildings, parking lots, and roads. A semi-transparent white box is overlaid on the top-left portion of the map, containing text. The text includes the title 'City of Ramsey, MN Public Works Study', the meeting name 'Public Works Committee Review Meeting', and the date '10/20/2015'. Various street names and business names are visible on the map, such as '143rd Ave NW', '142nd Ave NW', '141st Ave NW', '140th Ave NW', '139th Ave NW', '138th Ave NW', '137th Ave NW', '136th Ave NW', '135th Ave NW', '134th Ave NW', '133rd Ave NW', '132nd Ave NW', '131st Ave NW', '130th Ave NW', '129th Ave NW', '128th Ave NW', '127th Ave NW', '126th Ave NW', '125th Ave NW', '124th Ave NW', '123rd Ave NW', '122nd Ave NW', '121st Ave NW', '120th Ave NW', '119th Ave NW', '118th Ave NW', '117th Ave NW', '116th Ave NW', '115th Ave NW', '114th Ave NW', '113th Ave NW', '112th Ave NW', '111th Ave NW', '110th Ave NW', '109th Ave NW', '108th Ave NW', '107th Ave NW', '106th Ave NW', '105th Ave NW', '104th Ave NW', '103rd Ave NW', '102nd Ave NW', '101st Ave NW', '100th Ave NW', '99th Ave NW', '98th Ave NW', '97th Ave NW', '96th Ave NW', '95th Ave NW', '94th Ave NW', '93rd Ave NW', '92nd Ave NW', '91st Ave NW', '90th Ave NW', '89th Ave NW', '88th Ave NW', '87th Ave NW', '86th Ave NW', '85th Ave NW', '84th Ave NW', '83rd Ave NW', '82nd Ave NW', '81st Ave NW', '80th Ave NW', '79th Ave NW', '78th Ave NW', '77th Ave NW', '76th Ave NW', '75th Ave NW', '74th Ave NW', '73rd Ave NW', '72nd Ave NW', '71st Ave NW', '70th Ave NW', '69th Ave NW', '68th Ave NW', '67th Ave NW', '66th Ave NW', '65th Ave NW', '64th Ave NW', '63rd Ave NW', '62nd Ave NW', '61st Ave NW', '60th Ave NW', '59th Ave NW', '58th Ave NW', '57th Ave NW', '56th Ave NW', '55th Ave NW', '54th Ave NW', '53rd Ave NW', '52nd Ave NW', '51st Ave NW', '50th Ave NW', '49th Ave NW', '48th Ave NW', '47th Ave NW', '46th Ave NW', '45th Ave NW', '44th Ave NW', '43rd Ave NW', '42nd Ave NW', '41st Ave NW', '40th Ave NW', '39th Ave NW', '38th Ave NW', '37th Ave NW', '36th Ave NW', '35th Ave NW', '34th Ave NW', '33rd Ave NW', '32nd Ave NW', '31st Ave NW', '30th Ave NW', '29th Ave NW', '28th Ave NW', '27th Ave NW', '26th Ave NW', '25th Ave NW', '24th Ave NW', '23rd Ave NW', '22nd Ave NW', '21st Ave NW', '20th Ave NW', '19th Ave NW', '18th Ave NW', '17th Ave NW', '16th Ave NW', '15th Ave NW', '14th Ave NW', '13th Ave NW', '12th Ave NW', '11th Ave NW', '10th Ave NW', '9th Ave NW', '8th Ave NW', '7th Ave NW', '6th Ave NW', '5th Ave NW', '4th Ave NW', '3rd Ave NW', '2nd Ave NW', '1st Ave NW'.

City of Ramsey, MN Public Works Study

Public Works Committee Review Meeting
10/20/2015

Option A

Preferred Options



Total Site Area: 15.50 acres
Total Developable Area: 18.03 acres

Total Estimated Project Cost:
\$14 Million (Based on 2017 values)

Option B



Total Site Area: 11.40 acres
Total Developable Area: 21.98 acres

Total Estimated Project Cost:
\$14.8 Million (Based on 2017 values)

Option C

Additional Options Studied



Total Site Area: 13.62 acres
Total Developable Area: 19.80 acres

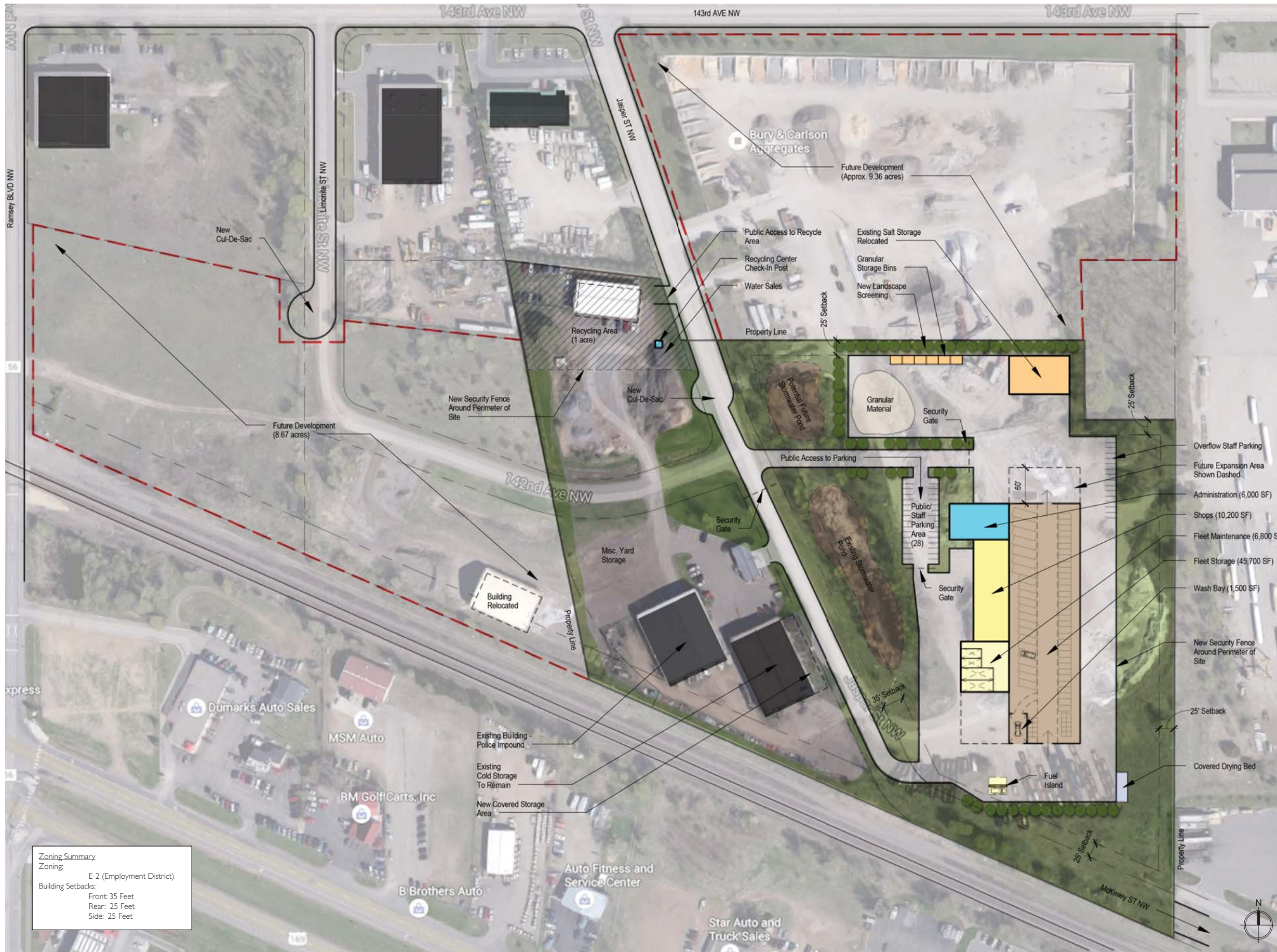
Total Estimated Project Cost:
\$13.9 Million (Based on 2017 values)

Option D



Total Site Area: 9.68 acres
Total Developable Area: 23.91 acres

Total Estimated Project Cost:
\$13.7 Million (Based on 2017 values)



Pros:

- Utilizes existing cold storage buildings
- Efficient centralized operation / circulation
- Room for future growth / expansion
- Existing stormwater pond can remain in-place

Cons:

- Salt storage building needs to be relocated

Estimated Project Cost:

Building Cost =	\$10,908,500
Site Work =	\$400,000
Sub Total =	\$11,308,500

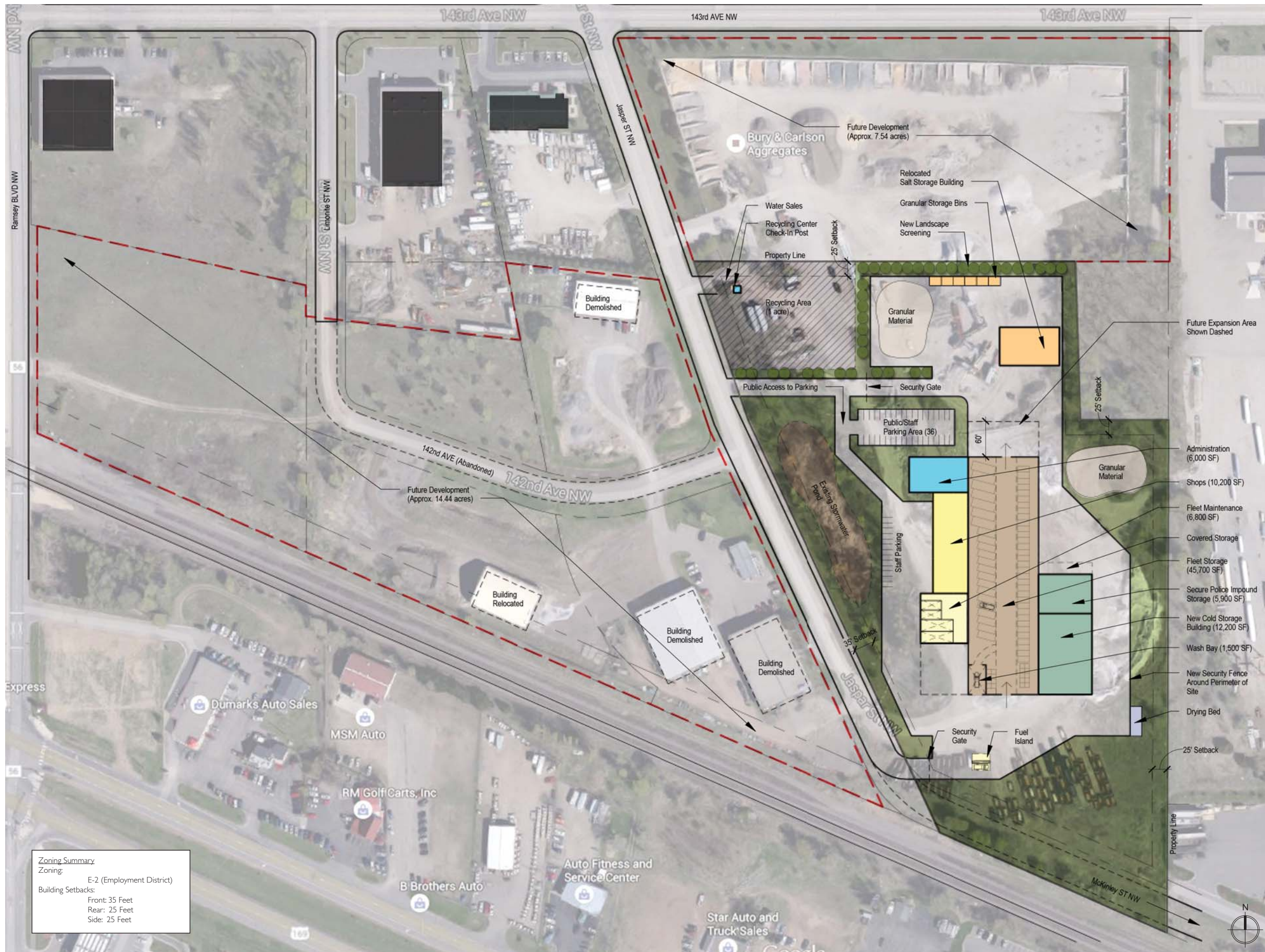
Construction & Design
Contingency = \$565,425

Soft Costs
(A&E, FF&E, Etc.) = \$1,400,000

Total Estimated Project Cost =
\$13,273,925 (Based on 2016 values)

**Total Estimated Project Cost =
\$13,967,621** (Based on 2017 values)

Option A
15.50 acres



Zoning Summary
 Zoning: E-2 (Employment District)
 Building Setbacks:
 Front: 35 Feet
 Rear: 25 Feet
 Side: 25 Feet

Pros:

- Operations are centralized with efficient circulation
- Room for future expansion
- Existing stormwater pond can remain in-place

Cons:

- New cold storage/police impound building required
- Salt storage building needs to be relocated

Estimated Project Cost:

Building Cost = \$11,744,500
 Site Work = \$300,000
 Sub Total = \$12,044,500

Construction & Design
 Contingency = \$602,000

Soft Costs
 (A&E, FF&E, Etc.) = \$1,400,000

Total Estimated Project Cost =
 \$14,046,500 (Based on 2016 values)

**Total Estimated Project Cost =
 \$14,778,825 (Based on 2017 values)**

Option B
 11.40 acres