



Real People. Real Solutions.

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October 11, 2017

Mr. Patrick Brama
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey COR Analysis

Dear Mr. Brama:

In reviewing the COR Development Plan dated 5/15/2012, combined with development that has occurred since 2012, there appear to be several components the City may want to analyze further:

- Existing roundabout at Sunwood Drive and Ramsey Parkway,
- Bunker Lake Boulevard,
- Center Street realignment,
- Center Street intersection at Ramsey Parkway,
- Zeolite Street,
- Yolite Street,
- Peridot Street,
- Veterans Drive,
- Veterans Drive parking options,
- Earth work calculations (area south of Bunker Lake Blvd., north of Sunwood Dr., west of Center Street, and east of Armstrong Blvd.), and
- Public utilities (review existing/planned future sanitary sewer, watermain, and storm water sewer facilities to help ensure cost-effective development).

The COR area generally developed from the edges towards the center. Taking a step back to make sure the final pieces fit together appears to be a responsible next step by the City.

We have prepared the following scope of services based on adding a series of tasks to our current analysis. We essentially will review the entire COR area, with a heavier focus on the undeveloped portions.

SCOPE OF SERVICES

The expanded work scope includes:

- Receive all record drawings, GIS information and other data the City has on file for developed properties, public infrastructure and previous studies in the COR area.
- Create a base drawing based on plats, aerial photography and other information available from the City.

- Create an intelligent contour map based on information supplied by the City and supplanted with LiDAR information as needed.
- Create roadway alignments and grades for the unimproved areas of the COR.
- Review storm water routing, modeling and assumptions with the City. We don't anticipate completing further storm water analyses, only carrying concepts forward for consideration.
- Review sanitary sewer and water main routing and needs based on the comprehensive plans.
- Review property elevations for areas of future development.

Once the base map is created, and preliminary routing of roadways and alignments are completed, we'll perform a review. Based on that review, we'll meet with the City to discuss our findings.

We anticipate questions from the City based on our review and findings and will perform additional analyses as needed.

We'll finalize our analysis and present to the City a written report detailing our assumptions, findings and recommendations. We'll prepare exhibits for use as a guide for future development. In addition to the report, we anticipate delivering the following to the City:

- Drawings depicting roadway alignments and grades for the roadways to be constructed and reconstructed in the corridor. These will be considered concept level drawings, as no field survey will be completed. The drawings will be accurate to within 1 foot horizontally and 6 inches vertically.
- Cost estimates for public improvements. These will be completed using typical cost ranges for standard roadways, utilities and landscaping improvements. More detailed and thorough cost estimates can be prepared on a case by case basis as development plans become available for individual parcels. Costs will be at a preliminary level and will include construction contingencies in the range of 20 to 30 percent and administrative costs in the range of 18 to 22 percent.

We have assumed traffic analysis will include a cursory review of the area. Because these are local streets, no detailed analyses are anticipated. Intersections will most likely be all-way stops or side street stop conditions, neither of which adds significantly to public infrastructure costs.

FEES

We have prepared a fee estimate assuming this portion of the analysis will be performed in conjunction with our study of the Center Street area project.

Based on our previous work performed with the City, we estimate our fees to be as follows:

<u>Task</u>	<u>Amount</u>
Base Map Creation	\$ 6,160.00
Preliminary Design of Improvements	\$ 7,992.00
Cost Estimating	\$ 3,336.00
Graphics (2 Exhibits)	\$ 2,700.00
Report	\$ 4,456.00
Meetings (2)	\$ 740.00
Total Base Cost	\$25,384.00

Because this is a conceptual analysis, we anticipate that some of the areas will need to be refined and studied further as discussions with potential developers occur. We'll continue to work with the City to update and refine graphics, estimates and attend meetings as requested. Additional work will be invoiced hourly, with any work agreed to with the City prior to proceeding.

Mr. Patrick Brama
October 11, 2017
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If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink that reads "Kevin P. Kielb". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kevin P. Kielb, P.E.
Senior Project Manager

ACCEPTED BY:

Kurt Ulrich
City Administrator