



Real People. Real Solutions.

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November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area.

The proposal is based on your July 9, 2021 email request, including the layout attached to the email.

SCOPE

The proposed base improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Attached is a figure depicting anticipated improvements.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be completed under a separate contract. Information from the survey will be used for the design of the project.
- **Geotechnical** borings will be required for the project. A total of 3 borings within the redevelopment area will be required. We will use a combination of soil borings, record drawings and recommendations from the City's October 18, 2018 study to complete the pavement design for the area roadways.
- **Watermain** will be installed in Ferret Street from 146th Avenue to Bunker Lake Boulevard, connecting to the 12-inch watermain located in 147th Avenue and also connecting to the watermain in Bunker Lake Boulevard. The watermain will also be extended along 146th Avenue to the existing cul-de-sac bulb. Service lines and fire hydrants will be installed along the corridor as-needed. The City will perform a leak test of the existing watermains in the area during the design phase of the project.

- **Sanitary Sewer** will be installed along the street segments, with connections anticipated to the existing sewer lines located in Bunker Lake Boulevard and 146th Avenue. Services will be extended as needed along the corridors. The City will televise the existing sanitary sewer lines in the areas during the design phase of the project.
- **Storm Sewer** will be installed along the corridors, with connections made to the existing systems in Armstrong Boulevard and Bunker Lake Boulevard. We will work with the City to determine storm water treatment needs for the proposed improvements. The City will televise the existing storm sewer lines in the areas during the design phase of the project.
- **Right-of-Way** and/or easements will be required for the project. New Right-of-Way (ROW) will be required for the Ferret Street extension. ROW and easements may be required along Bunker Lake Boulevard, depending upon the final scope of the improvements.
- **State Aid formatted plans and specifications**, will not be required for the project.
- **Traffic Control** will be designed per the Field Manual for Temporary Traffic Control Zone Layouts, and no project specific traffic control layouts will be created. The Traffic Control and Staging plans listed above will provide guidance to allow the contractor to prepare detailed plans for submittal and review.
- The City will forward **existing plans and record drawings** for the corridor for use in creation of the base drawings.
- On-line bidding through **QuestCDN** will be used for procurement of bids, with the on-line bid opening facilitated at Bolton & Menk's Ramsey office location.
- **Construction related services** such as staking, administration and observation are not included in this proposal. A separate proposal can be submitted once the extent and timing of the improvements is finalized.

BUNKER LAKE BOULEVARD

Ferret Street is proposed to connect to Bunker Lake Boulevard. The Future Business Park report, completed in 2015, provided recommendations for the long-term configuration of the roadway. A right-in/right-out access is depicted near the proposed connection of Ferret Street to Bunker Lake Boulevard. A full access is shown to the west of the proposed access location. See attached figures 5 and 8 from that study for reference.

The report was prepared prior to significant development in the area and included assumptions of businesses with high traffic volumes being developed in the area. We are proposing to update the traffic analysis completed with the study as a portion of this proposal. Recommendations from a traffic study update could include:

- Allow for right-in/right-out connection,
- Allow for right-in/right-out connection with addition of an eastbound right turn lane,
- Allow for full access with creation of westbound left turn lane in median,
- Allow for full access with creation of westbound left turn lane in median and additional long-term improvements to Bunker Lake Road.

This proposal assumes minor improvements to Bunker Lake Boulevard to allow for the connection of Ferret Street. Depending upon the outcome of the traffic study, additional improvements to Bunker Lake

Boulevard may be required or recommended. We will discuss the findings of the study with the City and determine the next series of improvements for Bunker Lake Boulevard.

FEASIBILITY REPORT UPDATE

The City of Ramsey completed a Feasibility Report in October of 2018. The report included considerations for many of the improvements currently proposed. We will work with the City to update the previously prepared Feasibility Report for the project. We anticipate this will include:

- Receive previous report from City in Word format,
- Update text, figures, cost estimates, and assessment roll,
- Review revised document with City, and
- Incorporate final revisions, as needed.

SCHEDULE

The project schedule has yet to be determined. Bolton & Menk is available to begin plan preparation upon receiving a notice to proceed from the City.

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control),
- MPCA (NPDES – Construction Stormwater General Permit), and
- MnDOT State Aid Approval (potentially for Bunker Lake Boulevard).

FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to use AET for geotechnical services. Based on our understanding of the improvements, our proposed fees for the work, including geotechnical services, are \$49,835.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

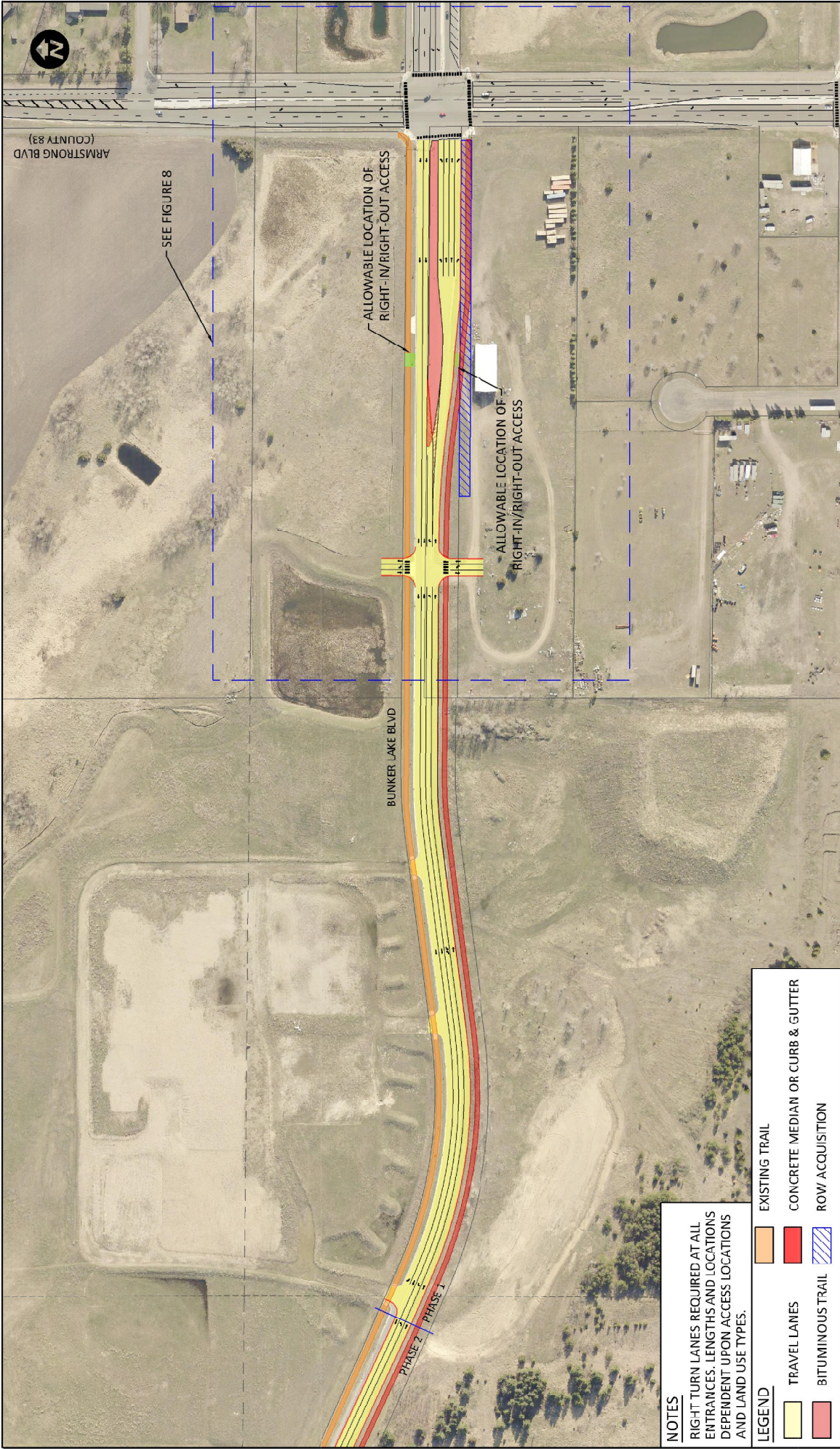
Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENTS:

- Improvements Exhibits
- Future Business Park Exhibits (2 Pages)
- Detailed Fee Spreadsheet



ARMSTRONG BLVD
(COUNTY 83)

SEE FIGURE 8

ALLOWABLE LOCATION OF
RIGHT-IN/RIGHT-OUT ACCESS

ALLOWABLE LOCATION OF
RIGHT-IN/RIGHT-OUT ACCESS

BUNKER LAKE BLVD

PHASE 2 PHASE 1

NOTES

RIGHT TURN LANES REQUIRED AT ALL ENTRANCES. LENGTHS AND LOCATIONS DEPENDENT UPON ACCESS LOCATIONS AND LAND USE TYPES.

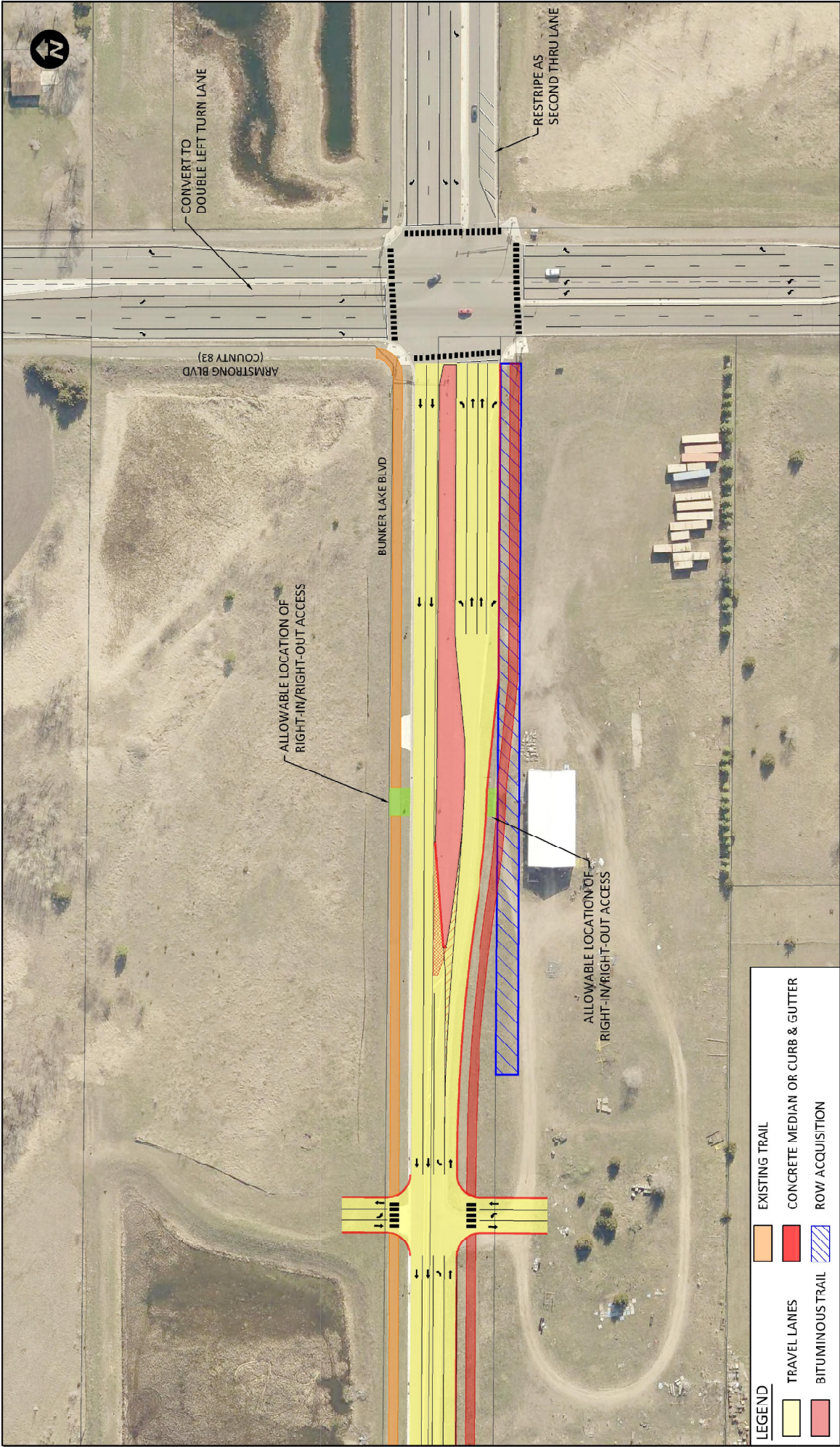
LEGEND

- TRAVEL LANES
- CONCRETE MEDIAN OR CURB & GUTTER
- BITUMINOUS TRAIL
- EXISTING TRAIL
- ROW ACQUISITION



**FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA**

FIGURE 5 - GEOMETRICS
July 2005



FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA
 FIGURE 8 - BUNKER LAKE BOULEVARD AT ARMSTRONG BOULEVARD
 J.A.V. 4/05

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: West Armstrong Redevelopment Area	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	Project Manager	Project Engineer	Design Engineer	Sr. Traffic Engineer	Technician	Survey	Clerical	Total Hours	Cost

Design Services

1.0 Project Management / Meetings	6	6	2	0	0	0	2	16	\$2,510
2.0 Feasibility Report Update	8	24	0	0	24	0	0	56	\$8,160
3.0 Bunker Lake Boulevard Traffic Study Update	2	0	10	8	2	0	0	22	\$3,620
4.0 Utility Coordination	0	4	2	0	2	0	0	8	\$1,130
5.0 Geotechnical Coordination	0	2	2	0	0	0	1	5	\$670
6.0 Final Design / Plan Preparation / Estimates / Permits	9	35	66	3	86	0	20	219	\$29,950
7.0 Bidding Services	5	10	7	0	0	0	5	27	\$3,890
Subtotal Bolton & Menk Design	25	71	82	11	114	0	23	326	\$46,040

SUBCONSULTANT - American Engineering Testing \$3,795

TOTAL for Design through Bidding	\$49,835
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