

Economic Development Authority (EDA)

4. 3.

**Meeting Date:** 12/09/2021

**Submitted For:** Sean Sullivan, Community Development

**By:** Sean Sullivan, Community Development

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**Title:**

West Armstrong Redevelopment Area Update and Approval of Topographic Survey

**Purpose/Background:**

The purpose of this case is to:

- 1) Receive West Armstrong Redevelopment Area Update
- 2) Consider approval of Topographic Survey
- 3) Consider a recommendation to the City Council to fund the Proposal for Engineering Services (i.e., feasibility, preliminary design, plans and specs) for West Armstrong Redevelopment Area

**Background:**

In May of 2021, the EDA and City Council reaffirmed the vision of the West Armstrong Redevelopment Area (Industrial and COR zoning) and to asked Staff to put together a plan to identify project costs and design to:

- 1) Reconstruct 146th, 147th and Ferret Street
- 2) Extend Ferret St. to Bunker Lake Boulevard
- 3) Install City Sewer, Water and Storm Sewer

**Development Update in West of Armstrong Redevelopment Area and Bunker Lake Business Park**

Industrial development and demand remains strong in the City of Ramsey. Recent in-fill Development (65,000 SF - Anderson Dahlen - AEC Energy Park) and developments in Bunker Lake Industrial Park (Oppidan - 405,000 SF and BLIP 4 - 67,000 SF) have reduced the available industrial land to approximately 20 acres. Staff and PSD LLC have been working with an unidentified user to acquire approximately 10 acres and to construct a 100-150,000 SF industrial warehouse building in Bunker Lake Industrial Park. If this project is completed that would leave approximately 10 acres of shovel ready land available for industrial development.

In May of 2021 the City Council and EDA affirmed to land use vision in the West Armstrong Redevelopment area identifying the land west of Ferret St as Commercial / Industrial and the land east of Ferret Street as Retail / Office (COR). Staff has been approached by smaller industrial users and other commercial/industrial projects that have interest in locating to that area if City utilities are available. The City Council directed staff to bring forth a proposal to obtain design and costs to reconstruct and design roadways and to install City utilities.

**The Proposed City Road and Infrastructure Project**

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City tabled the project with the support of the adjacent private property owners until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area likely will leverage interest in private redevelopment. This proposed project expands sewer and water in the area and also connects Ferret Street to Bunker Lake

Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

City Staff has worked with Bolton and Menk to put together a phased approach that will ultimately provide a cost and preliminary design of improvements in the area. A topographical survey and borings are needed prior to putting together a design and cost estimate for the project. A copy of the proposal for the Topographical Survey is attached to this case. Staff is proposing that this cost be paid for out of the EDA Professional Services Fund (9230.6315). Once the Topographical Survey is complete, Bolton and Menk can begin work on the Engineering Services for the West Armstrong Redevelopment Area. The Proposal for Engineering Services (i.e., feasibility, preliminary design, plans and specs) for West Armstrong Redevelopment Area is attached to this case and would need City Council Approval.

Staff is asking for action by the EDA on both of these proposals.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

Observations:

The proposal for the Topographic Survey is for \$7,955.00. Staff is recommending that the EDA authorize funding this out of its Professional Services (9230-6315). The EDA does not need City Council approval for this expenditure as it is within the the EDA annual approved budget.

The proposal for Engineering Services for West Armstrong Redevelopment Area (Design / Plans and Specs and Updated Bunker Lake Blvd Feasibility Study) is \$49,835.00. It should be noted that the Topographical Survey referenced in this proposal has been removed and is included in the \$7,955.00 Topographical Survey above. In this proposal there is also a proposed Feasibility Report Update at the line item cost of \$8,160. Staff has spoken with City Engineer Bruce Westby and this feasibility update could be performed in-house by the City Engineering team if there is available staff capacity. Staff would ask for flexibility from the EDA and a recommendation the the City Council to fund the entire cost of the study (including the Feasibility Report Update) with the ability to reduce it if the work can be done internally. This item cannot be authorized by the EDA and will need City Council approval.

**Proposal for Engineering Services for West Armstrong Redevelopment Area Topographical Survey - \$7,955.00 -**

Alternatives:

- 1) EDA authorize funding and order report of Engineering Services for West Armstrong Redevelopment Area Topographical Survey as presented (\$7,955.00)
- 2) Something else

**Proposal for Engineering Services for West Armstrong Redevelopment Area (Design/Plans and Specs and Feasibility Update) - \$49,835**

Alternatives:

- 1) EDA recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented (\$49,835)(Staff Recommendation)
- 2) EDA recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Specs) excluding the Feasibility Report Update (\$41,675)
- 3) Something else

**Funding Source:**

Engineering Services for West Armstrong Redevelopment Area Topographical Survey

The funding is proposed to come from EDA professional services line item budget 9230-6315.

Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update)

The funding for this action would be determined based on consultation with Finance Director and City Council direction.

1. PIR Fund
2. EDA Fund Balance
3. Anoka County HRA (Housing and Redevelopment Authority) Fund
4. TIF (Tax Increment Financing) (Expenses incurred prior to November 28, 2023)

**Recommendation:**

EDA authorize funding and order report of Engineering Services for West Armstrong Redevelopment Area Topographical Survey as presented (\$7,955.00)

and;

EDA recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented (\$49,835)(Staff Recommendation)

**Action:**

Motion to authorize funding and order report of Engineering Services for West Armstrong Redevelopment Area Topographical Survey as presented (\$7,955.00)

and;

Motion to recommend to City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented (\$49,835)

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**Attachments**

Site Location Map

ACTION - Proposal for Topographical Survey

ACTION - Proposal for Design and Plans and Specs

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**Form Review**

Inbox

Sean Sullivan (Originator)

Bruce Westby

Brian Hagen

Kurt Ulrich

Form Started By: Sean Sullivan

Final Approval Date: 12/02/2021

Reviewed By

Sean Sullivan

Bruce Westby

Brian Hagen

Kurt Ulrich

Date

12/01/2021 03:31 PM

12/02/2021 09:27 AM

12/02/2021 10:00 AM

12/02/2021 02:02 PM

Started On: 11/29/2021 10:01 AM

# West Armstrong Redevelopment Area



**Parcel Information:**    Approx. Acres: 45  
                                   Commissioner: MATT LOOK

**Owner Information:**



Plat:

Sean Sullivan

1:4,800

Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



Real People. Real Solutions.

7533 Sunwood Drive NW  
Suite 206  
Ramsey, MN 55303-5119

Ph: (763) 433-2851  
Fax: (763) 427-0833  
Bolton-Menk.com

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 Topographic Survey

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for a topographic survey of 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 proposed improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146<sup>th</sup> Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147<sup>th</sup> Avenue and 146<sup>th</sup> 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.

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

- **A topographic survey** of the corridors will be required for the project. The Bunker Lake Boulevard survey and design will be completed separately.

### **SCHEDULE AND FEES**

Bolton & Menk will immediately schedule the survey and attempt to complete in 2021. Based on our understanding of the improvements, our proposed fees for the work are \$7,955.00.

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



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Suite 206  
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Ph: (763) 433-2851  
Fax: (763) 427-0833  
Bolton-Menk.com

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 146<sup>th</sup> Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147<sup>th</sup> Avenue and 146<sup>th</sup> 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 146<sup>th</sup> Avenue to Bunker Lake Boulevard, connecting to the 12-inch watermain located in 147<sup>th</sup> Avenue and also connecting to the watermain in Bunker Lake Boulevard. The watermain will also be extended along 146<sup>th</sup> 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 146<sup>th</sup> 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.**

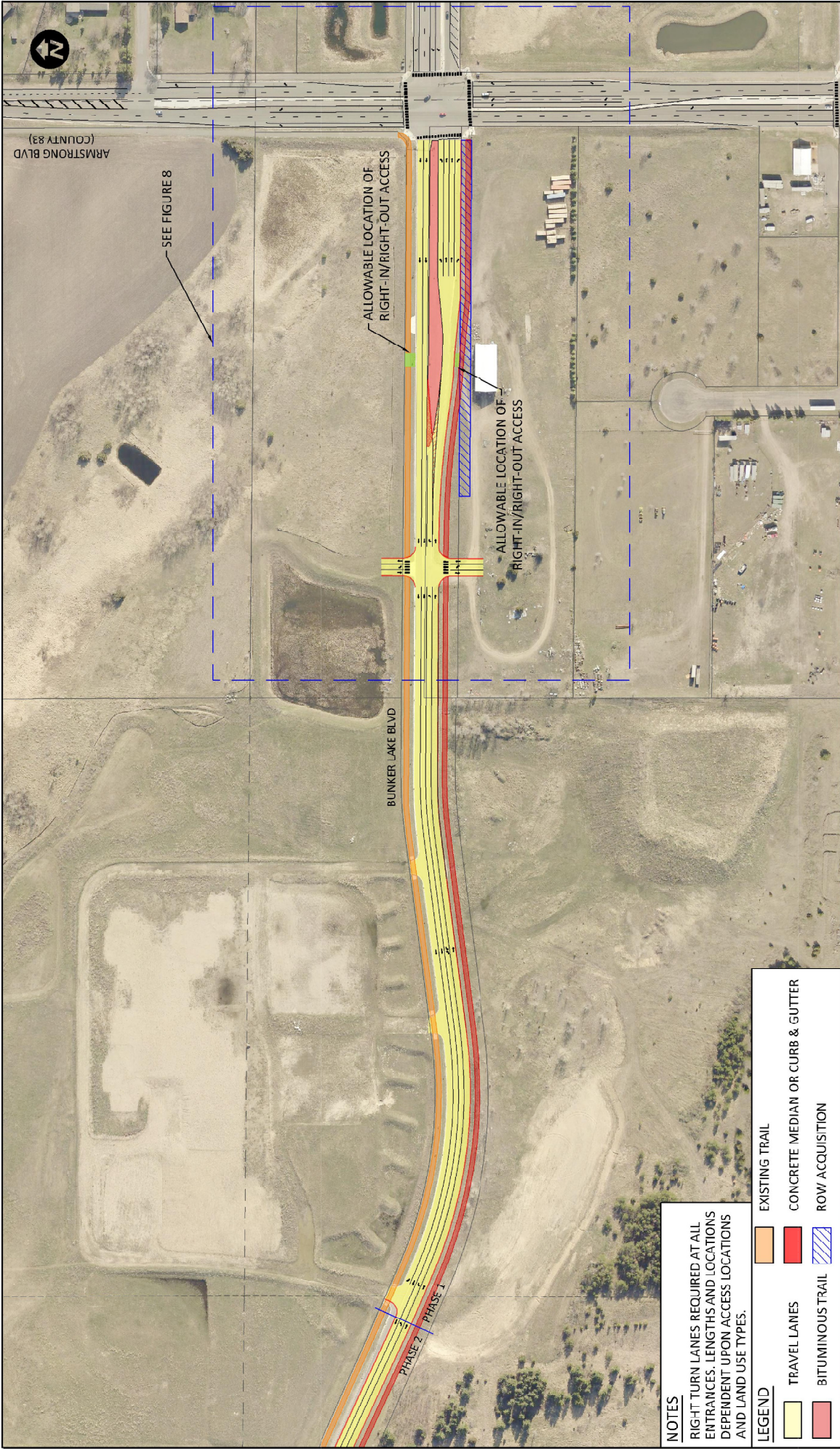


**Kevin P. Kielb, P.E.**  
Principal Engineer

### **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.

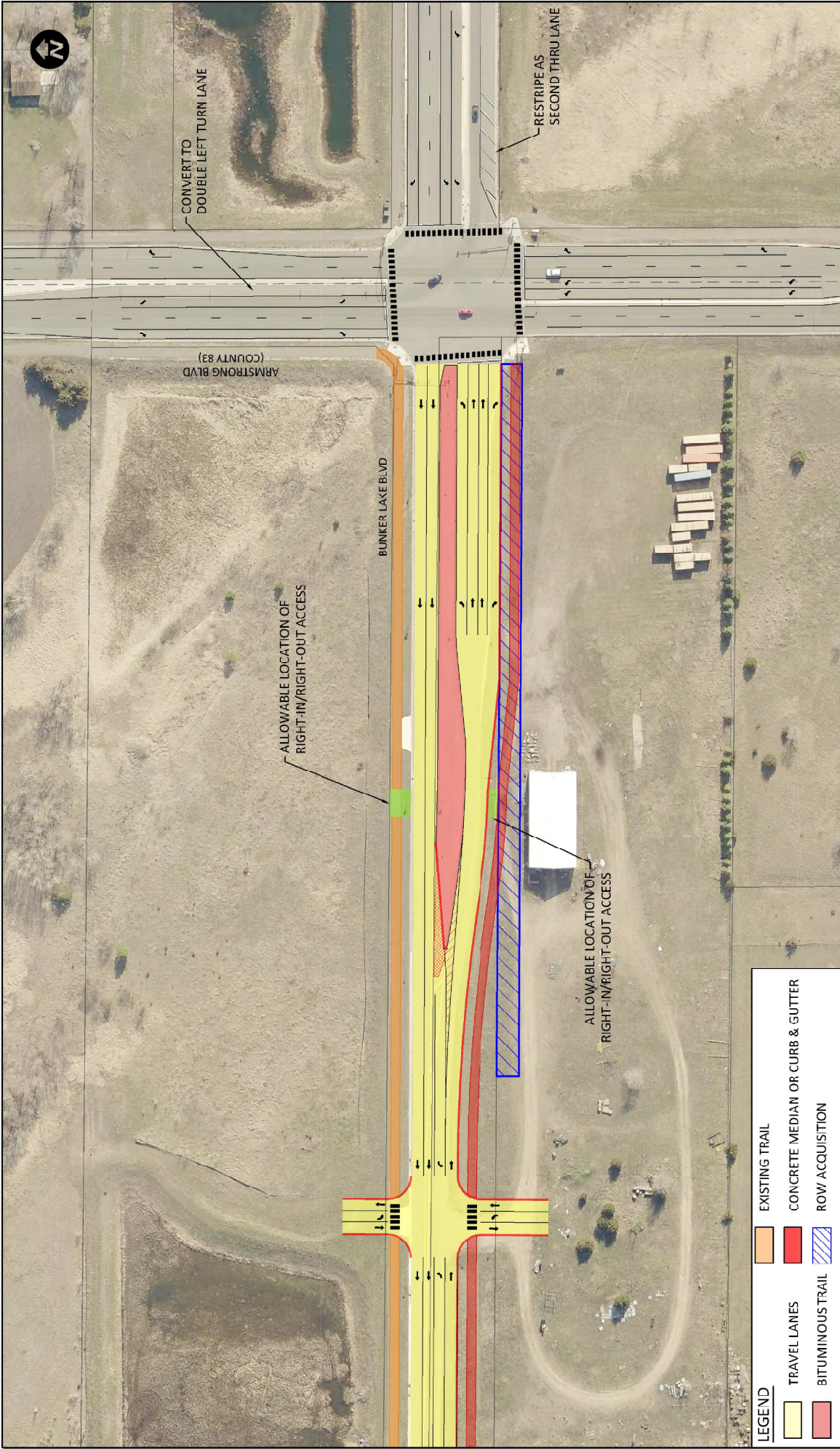
**LEGEND**

- 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  
 JUNE 2015

## DETAILED COST ESTIMATE

<b>CLIENT:</b> City of Ramsey <b>PROJECT:</b> West Armstrong Redevelopment Area	<b>BOLTON &amp; MENK, INC.</b>								
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**