

Economic Development Authority (EDA)

4. 1.

Meeting Date: 10/13/2022

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Title:

Request Recommendation to Complete COR Site Improvements, Infrastructure and Wetland Analysis

Purpose/Background:

The purpose of this case is to consider a recommendation to complete COR infrastructure and wetland analysis.

On January 18, 2022 the Public Works Committee discussed the COR Site improvement and Infrastructure needs and asked staff to obtain cost estimates for the work. The EDA meeting in February 2022 and supported getting more information. Staff has not been able to complete the work in-house so Staff asked Bolton and Menk (they completed the previous COR infrastructure Study) to put together proposals to complete analysis and cost estimates on completing the following items:

- Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout)
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Center Street Realignment,
- Veterans Drive between Rhinestone Street and Ramsey Boulevard,
- The Waterfront Pond and Park Area,
- Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection
- Filling of a wetland in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection and related analysis.

Bolton and Menk has provided two proposals that cover the work needed to provide feasibility and costs of completing the work. Construction and contracting costs have changed significantly since the last time analysis was done in 2018. During initial investigation it has become apparent that the wetland analysis and delineation need to be completed to determine the feasibility of the wetland and stormwater pond relocation and coordinated excavation of The Waterfront to make Parcel 46 a developable lot by adding fill excavated from The Waterfront to it. Staff has already asked Bolton and Menk to begin work on the wetland delineation component due to the time of the year and ability to complete the delineation while vegetation is still identifiable. There is additional work and analysis that is included in the attached wetland proposal that is also underway. Many of these items are interrelated and should be coordinated to maximize efficiency to complete the work. Staff has been told that there should be information regarding the status of the wetlands by the time of the EDA meeting that will help guide decision making moving forward. Kevin Kielb from Bolton and Menk will be present at the meeting to provide an update and to answer questions on the proposals.

Some of the items in the proposals (streets, site improvements, cost of study) could be paid for in full, or in part by TIF District 14. In order to be able to fund these items out of TIF 14 the work needs to be completed or in process prior to November 2023. Based on this short time period, staff is suggesting that costs are quantified as soon as possible so that the City Council and determine which projects should move forward and how they can be funded most efficiently.

The work being proposed is consistent with the mission of the EDA by helping facilitate and encourage quality development.

Notification:

N/A

Observations/Alternatives:

Financing options for needed improvements in the COR will become more limited after November 2023. According to the CIP, Zeolite Street is planned to be reconstructed in 2026 and to be funded by TIF District 2 but development pressure for Parcel 46 could likely move the need for reconstruction forward. Some costs, such as the excavation of the Waterfront basin to obtain fill for Parcel 46 is a TIF eligible expense and would need to occur before November 2023 to be included in the TIF 14 budget. Completion of the attached proposals is needed to determine the feasibility of projects and to identify costs so the projects can coordinated and be budgeted efficiently.

Alternatives:

- 1) Recommendation to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2,14) funds.
- 2) Recommendation to City Council to authorize the Wetland and COR Infrastructure proposals utilizing EDA funds.
- 3) Something else.

Funding Source:

To be determined. It is likely that different facets of this project would be handled by different funding sources. Potential funding sources include:

- TIF
- Sewer and/or Water Fund
- Park Dedication / Trust Fund,
- PIR
- EDA
- Wetland bank

Recommendation:

N/A

Action:

Motion to recommend to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2,14) funds.

Attachments

Site Location Map

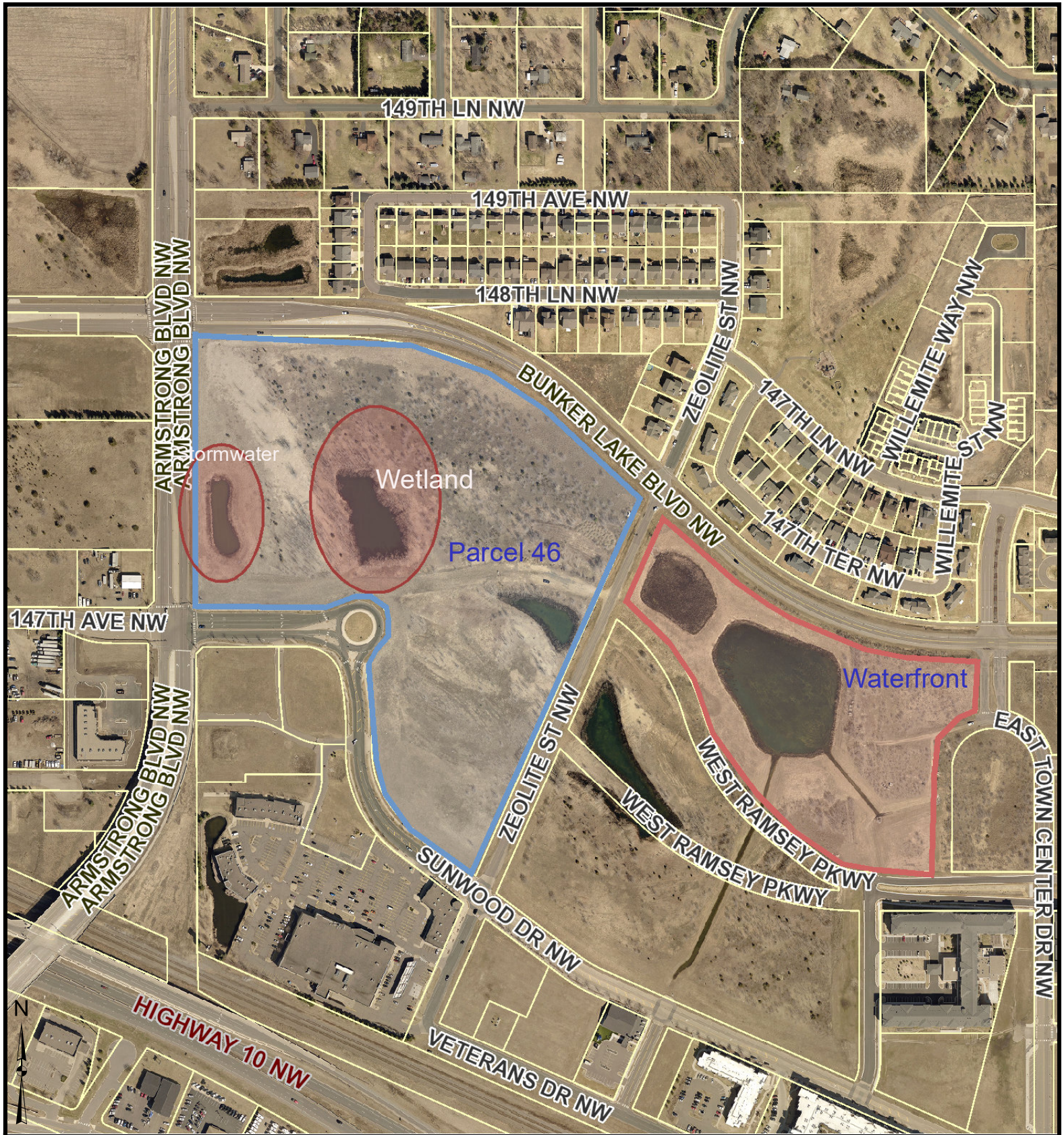
ACTION - COR Infrastructure Analysis

ACTION - COR Wetland Analysis

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	09/29/2022 04:22 PM
Bruce Westby	Bruce Westby	09/30/2022 09:22 AM
Sean Sullivan (Originator)	Sean Sullivan	09/30/2022 10:03 AM
Brian Hagen	Brian Hagen	10/06/2022 02:40 PM
Form Started By: Sean Sullivan		Started On: 09/29/2022 02:46 PM
Final Approval Date: 10/06/2022		

Site Location Map (Parcel 46 /Waterfront)



Parcel Information: Approx. Acres: 2.35
 28-32-25-12-0008 Commissioner: MATT LOOK
 7446 149TH AVE NW
 RAMSEY
 MN 55303
 Plat: PINEVIEW ESTATES 2ND ADDITION

Owner Information:



Sean Sullivan

1:4,800

Date: 1/12/2022

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.



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September 26, 2022

Mr. Bruce Westby, P.E.
City Engineer/Interim Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Public Infrastructure Analysis

Dear Mr. Westby:

In response to our recent meeting related to The COR, we have prepared a scope of services and fee estimate for analysis associated with public infrastructure for the following improvements:

- Ramsey Parkway from Willemite Street to Sunwood Drive (Roundabout),
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Center Street Realignment,
- Veterans Drive between Rhinestone Street and Ramsey Boulevard,
- The Waterfront Pond and Park Area,
- Filling of stormwater ponds in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection, and
- Filling of a wetland in the southeast quadrant of the Bunker Lake Boulevard and Armstrong Boulevard intersection.

We will draw from the initial concepts and strategies that were detailed in the Center Street report and The COR report. Our proposal is based upon carrying these concepts and principals forward into the new analysis, with an updated project cost estimate for the work. Each street segment analyzed will include public utilities (sanitary sewer and water main), along with storm sewer, trails and sidewalks.

The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. We will analyze the amounts of fill required for each lot and will make estimates for how much material will be generated from excavation of the Waterfront.

See attached figure for the general area of the analysis.

CONSTRUCTION COST ESTIMATES

Previous analyses presented project costs associated with the street and public utility related improvements. Those amounts were based on 2018 construction costs, and included a 30 percent allowance for contingencies and project development. No costs were included in The COR report for the Waterfront. Based on conversations with the City, the work will most likely consist of the following:

- Clear and grub the area of The COR bounded by Sunwood Drive, Bunker Lake Boulevard, Armstrong Boulevard and Center Street,
- Strip off topsoil for the above area and stockpile the material,
- Dewater the area to allow for deep excavations to occur,
- Excavate the pond, placing the material in locations identified within The COR,
- Place a 2 ft thick clay liner in the pond from the bottom up to the normal water level,
- Fine grade the area of the regional stormwater retention pond, and
- Revegetate all areas disturbed by construction.

We will provide construction cost estimates associated with the improvements.

SCOPE OF SERVICES

Our anticipated scope of services will be as follows:

- Complete a drone flight of the area to provide a current aerial image of the area. The drone flight will provide a level of accuracy of 0.1 ft horizontal and 0.3 ft vertical. This will allow for accurate estimations of excavations and fill volumes required to construct the Waterfront and move the material to adjacent lots within The COR area.
- Update the stormwater model to analyze elevations within the Waterfront and impacts associated with filling existing stormwater ponds across The COR.
- Analyze the potential for filling the wetland that was created in the southeast quadrant of Bunker Lake Boulevard and Armstrong Boulevard. This will be completed under a separate contract and the results will be discussed in the updated report.
- Analyze previous report assumptions and update proposed horizontal and vertical elevations associated with the roadways and public utilities within The COR area. Develop current construction cost estimates based on the analysis.
- Prepare a report detailing the findings of our analyses. This will likely be in the form of an update to previously prepared reports.

No geotechnical analysis will be performed for the project, although previous soil borings completed for the area will be reviewed.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

<u>Task</u>	<u>Fees</u>
Drone Flight	\$ 2,880.00
Stormwater Analysis	\$ 7,200.00
Roadway and Public Utility Analysis	\$ 9,680.00
<u>Report preparation, Including Figures</u>	<u>\$ 4,420.00</u>
Not-To-Exceed Fees	\$24,180.00

The fees in the above table represent not-to-exceed costs based on the scope present above.

Mr. Bruce Westby, P.E.
September 26, 2022
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If there are any questions or concerns, please call me at (651) 968-7760.

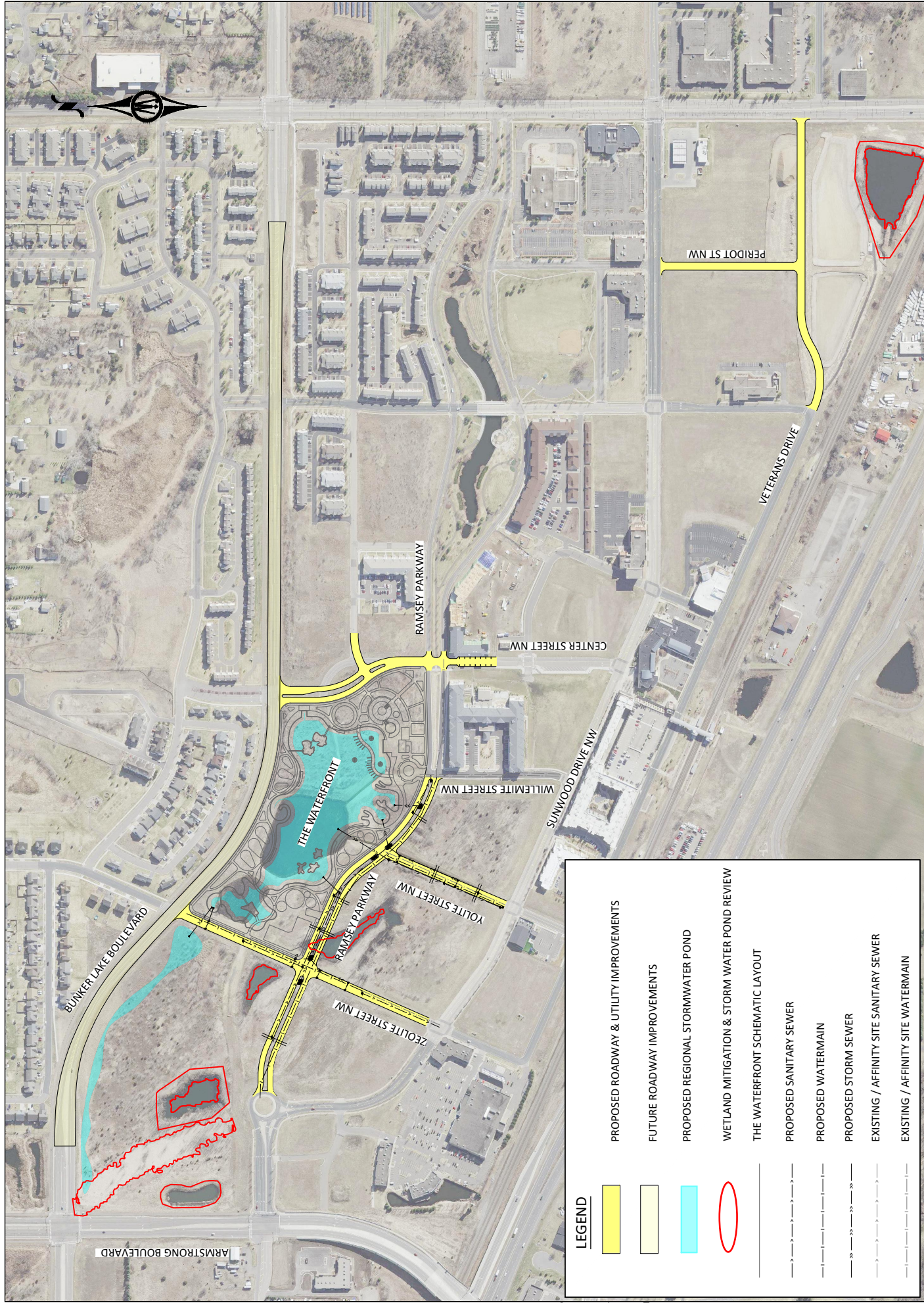
Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink that reads "Kevin P. Kielb". The signature is written in a cursive style with a long horizontal stroke at the end.

Kevin P. Kielb, P.E.
Project Manager

Attachment: Area of Analysis



LEGEND

- PROPOSED ROADWAY & UTILITY IMPROVEMENTS
- FUTURE ROADWAY IMPROVEMENTS
- PROPOSED REGIONAL STORMWATER POND
- WETLAND MITIGATION & STORM WATER POND REVIEW
- THE WATERFRONT SCHEMATIC LAYOUT
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- EXISTING / AFFINITY SITE SANITARY SEWER
- EXISTING / AFFINITY SITE WATERMAIN



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September 22, 2022

Mr. Sean Sullivan, EDFP
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR – Wetland Analysis

Dear Mr. Sullivan:

Bolton & Menk, Inc. has prepared this proposal for natural resources related services for The COR area in Ramsey. We propose to investigate available background information needed prior to visiting the site. This includes compiling information as follows:

1. Available Aerial Photographs,
2. Anoka County LiDAR Maps,
3. National Wetlands Inventory Maps,
4. Anoka County Soil Survey Maps, and
5. MnDNR Public Waters Maps.

We are proposing to complete the following tasks as a portion of the project:

Task 1 – Level II Aquatic Resource Delineation: We will visit the study area to delineate the wetland boundaries within the COR area. The delineation will include performing transects and sampling in the vicinity of any aquatic resources, placing 3-foot pin flags at the limits of any aquatic resources found. Our delineator will use a sub-meter GPS unit to accurately locate and map each point and prepare a written report of our findings. This report will be submitted to the appropriate agencies for approval.

Task 2 – Historical Analysis: Bolton & Menk staff will review each delineated aquatic resource to determine their historical status. This will include reviewing historical imagery and mitigation plans. If the wetlands are found to be constructed within upland areas, then they will be considered incidental under the WCA and non-jurisdictional under section 401 of the Clean Water Act.

Task 3 – Meetings and Additional Requests: Reviewing agencies generally request additional information and/or an on-site meeting during the review process. Our attendance is typically requested at these meetings to discuss the acceptance of the delineated boundaries or to provide the agencies with additional information.

SUMMARY OF FEES

We have prepared preliminary fee estimates based on our understanding of the work to be performed. We estimate fees will be as presented below:

<u>Task</u>	<u>Fees</u>
Task 1 – Level II Aquatic Resource Delineation	\$ 4,900.00
Task 2 – Historical Analysis	\$ 1,800.00
<u>Task 3 - Additional Requests & Meetings</u>	<u>\$ 1,100.00</u>
Not-To-Exceed Fees	\$ 7,800.00

The fees in the above table represent not-to-exceed costs based on the scope present above.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer