BOLTON & MENK
Real People. Real Solutions.

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April 7, 2023

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

RE: City of Ramsey - The COR Public Infrastructure Design Services

Dear Mr. Westby:

We have prepared a scope of services and fee estimate for design services associated with public infrastructure improvements in The COR. We understand the City is considering constructing the following improvements:

- The Waterfront pond grading, lining, and related storm sewer improvements,
- Earthwork related to placing fill excavated from the Waterfront onto various lots located within The COR.
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Center Street from 146th Avenue to Bunker Lake Boulevard, and
- Ramsey Parkway from Willemite Street to Sunwood Drive.

The initial concepts and strategies were detailed in The COR report update, completed in 2023. Our proposal is based upon carrying these concepts and principles forward into the design phase. Each street segment will include public utilities (sanitary sewer and water main), along with storm sewer, trails, and sidewalks. The COR report included costs associated with street lighting, but those improvements are not considered in this proposal as the work is assumed to be completed by the utility company under a separate contract.

REALIZED BENEFITS

The proposed improvements will provide several benefits to the area when completed. Understanding these benefits will be important to ensure that City dollars are maximized. Generally, the final product will provide the following benefits:

- Installed and functional City infrastructure within The COR, including, streets, sanitary sewer, water main, storm sewer and pedestrian facilities,
- The construction of Ramsey Parkway will allow for completion of the east-west corridor through the center of The COR,

- The construction of the regional storm water retention pond will allow for complete development of The COR. This construction will then allow for construction of The Waterfront amenity, and
- The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. This should serve to lower development costs, making the area more attractive to potential businesses.

CONSTRUCTION COST ESTIMATES

The COR report update, completed in 2023, presented project costs associated with the street and public utility related improvements. Those amounts were based on 2023 construction costs, and included a 30 percent allowance for contingencies and project development. Project costs were also included in The COR report for the regional storm water retention pond, mass grading, tree preservation, and park amenities.

Based on The COR analysis, the following construction cost estimates, including a 10% contingency, were considered when preparing our fee estimate:

Improvement	Ramsey Parkway	Zeolite Street	Center Street	TOTAL
Roadway	$1,259,100	$709,100	$555,900	$2,524,100
Parking	$0	$0	$158,400	$158,400
Trails/Sidewalks	$249,600	$199,700	$166,700	$616,000
Storm Sewer	$675,200	$113,400	$145,500	$934,100
Trunk Storm Sewer	$22,000	$68,500	$0	$90,500
Watermain	$354,500	$233,500	$0	$588,000
Sanitary Sewer	$170,100	$151,500	$0	$321,600
Trunk Sanitary Sewer	$248,800	$0	$0	$248,800
Total Costs	**$2,979,300**	**$1,475,700**	**$1,026,500**	**$5,481,500**

Construction costs associated with the regional storm water retention pond include the following: dewatering, muck excavation, wetland mitigation, clay liner, and rough grading of the storm water pond area. Additionally, material will be placed on adjacent lots within The COR area and compacted to allow for building pads. Construction costs associated with these items are estimated at **$5,066,800.**

Tree removal and preservation construction costs are estimated at **$135,400** within the regional pond area and at **$671,800** for the remaining areas.

Total estimated construction costs for the described improvements are estimated at **$11,355,500.**

SCOPE OF SERVICES

PRELIMINARY DESIGN

Prior to initiating design, we will meet with the City to discuss the initial project scope. Items to discuss include:

- Topographic Survey of The COR,
- Geotechnical and Environment Evaluations,

- Extents of improvements,
- Tree removals,
- Excavations, stockpiles, and Lot grading,
- Wetland impact strategy,
- Waterfront configuration,
- Roadway layouts, alignments, and grades,
- Stormwater strategies, and
- Other key issues.

To date, we have completed several topographical surveys. We will augment our current data with additional data to compile a full comprehensive base map. The attached exhibit displays our topographic survey strategy.

We will then create a base layout showing the improvements and schedule a second meeting with the City. A final layout will be prepared to show the improvements prior to beginning final design on any one component.

We have anticipated additional meetings and communications will be required as we work through the preliminary design process. This time has been included for the task.

Once final layouts are determined we will begin the right-of-way vacation and plat process. The evolution of The COR area has led to Ramsey Parkway and Center Street rights-of-way likely being obsolete. The final parcel and road layout will require vacation and re-platting. The proposed plat will allow the City to convey available land for development.

Geotechnical and Environmental Services

We are proposing to augment our design team with Braun Intertec (Braun). Braun will complete geotechnical exploration and review for roadway construction and assist in analyzing the excavation and fill placement of the material located in the regional storm water retention pond.

Generally, Braun's services will include the following:

- Ramsey Parkway – Seven borings and pavement design,
- Zeolite Street – Four borings and pavement design,
- Center Street – Three borings and pavement design, and
- Regional Storm Water Retention Pond & Mass Grading – 55 borings in addition to the 9 borings that already exist within The COR. Assistance with planning for the mass grading of The COR. Environmental testing of materials located in low areas, or other potentially contaminated areas.
- Complete a Phase I Environmental Service Assessment (ESA)

Continued assistance during the construction phase will allow Braun to also assist with preparation of documents related to the individual sites within The COR that the City can provide to potential developers. The documents will indicate material type, bearing capacity, allowable loads, and foundation recommendations.

The attached Fee Proposal spreadsheets detail the hours and staff associated with preliminary design.

FINAL DESIGN

Our scope of services will vary, depending upon the selected improvements. For each of the three roadway related projects, our services are anticipated to include:

- Final Roadway Plans,
- Public Utility Plans (Sanitary Sewer and Watermain),
- Specifications,
- Permitting, and
- Bidding Services.

For the regional stormwater retention pond, our scope of services is anticipated to include the following:

- Create based map of the pond area and proposed stockpile areas.
- Perform a detailed material analysis for mass grading of the area. We will utilize Braun Intertec as a sub-consultant for this work.
- Prepare pond and stockpile mass grading plans. Lots will be graded to within 0.5 feet of proposed finished floor elevation (FFE). Minimum FFE is required to 2 feet above the 100-year highwater elevation of the regional pond.
- Prepare a detailed grading (or fine grading) plan for the regional stormwater retention pond area and impervious clay liner.
- Prepare restoration and tree preservation plans for the entire area.
- We'll also prepare project specifications, complete the permitting required, administer the bidding process.

The work associated with The COR is anticipated to require the following permits prior to construction:

- Lower Rum River Watershed Management Organization (Stormwater, Wetlands, and Erosion Control), and
- MPCA (NPDES – Construction Stormwater General Permit).
- MPCA & MCES – Sanitary Sewer Extension
- MDH – Watermain Construction
- Anoka County (General Work in Right-of-Way Permit CSAH 116)
- Wetland Conservation Replacement Plans

SUMMARY OF FEES

We have prepared fee estimates based on our understanding of the work to be performed. Preliminary design will involve a comprehensive overall review in of The COR and Final Design breakdowns are shown as if each segment is constructed individually.

We estimate the Civil related design fees will be as presented below:

Preliminary Design Tasks	**Fees**
Project Meetings & Coordination	$5,860
Topographical Services	$21,684
Geotechnical and Environmental	$73,675

Tree Preservation & Removals	$3,740
Roadway Layout, Alignment, and Grades	$13,592
Waterfront Configuration	$12,556
Wetland Impacts	$5,454
Lot Grading	$5,320
Stormwater Analysis & Strategy	$11,830
Right-of-Way Vacation & Platting	$21,876
Not-To-Exceed Fees	**$175,587**

Final Design	**Fees**
Ramsey Parkway	$116,816
Zeolite Street	$56,562
Center Street	$41,420
Regional Stormwater Pond & Mass Grading	$157,796
Not-To-Exceed Fees	**$372,594**

The fees in the above tables, and included on the attached spreadsheets, represent not-to-exceed costs if the projects are designed and constructed as individual projects. If two or more of the projects are combined, savings would be realized for items such as specifications, bidding services, permitting and a portion of the plan design.

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.

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

Attachments:

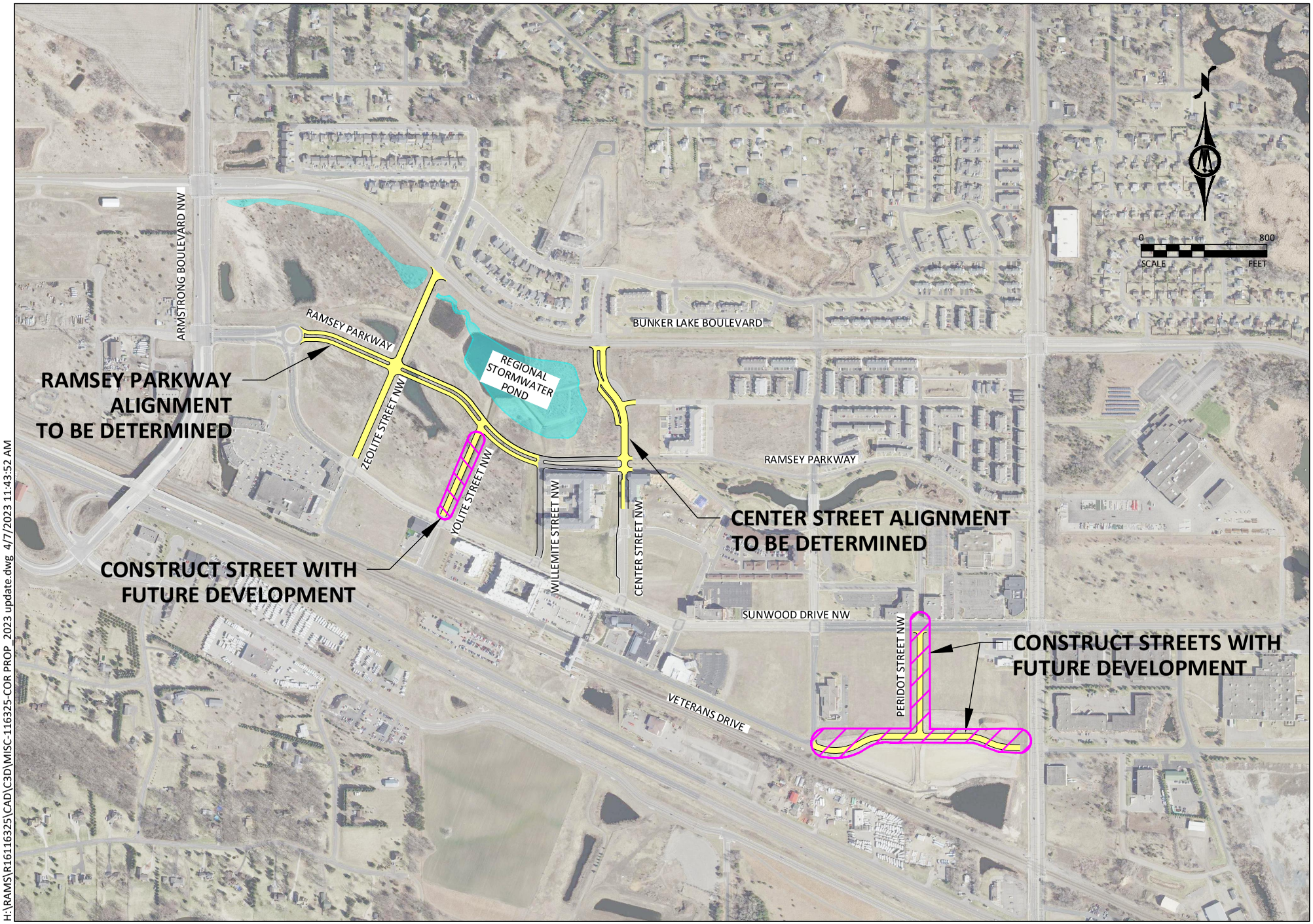
Figure 1 – The COR Improvements
Figure 2 – Topographic Survey Services
Figure 3 – Stormwater Regional Pond and Mass Grading
Fee Spreadsheets
Braun Intertec Proposal for Geotechnical and Phase 1 ESA

THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

Figure 1

APRIL 2023



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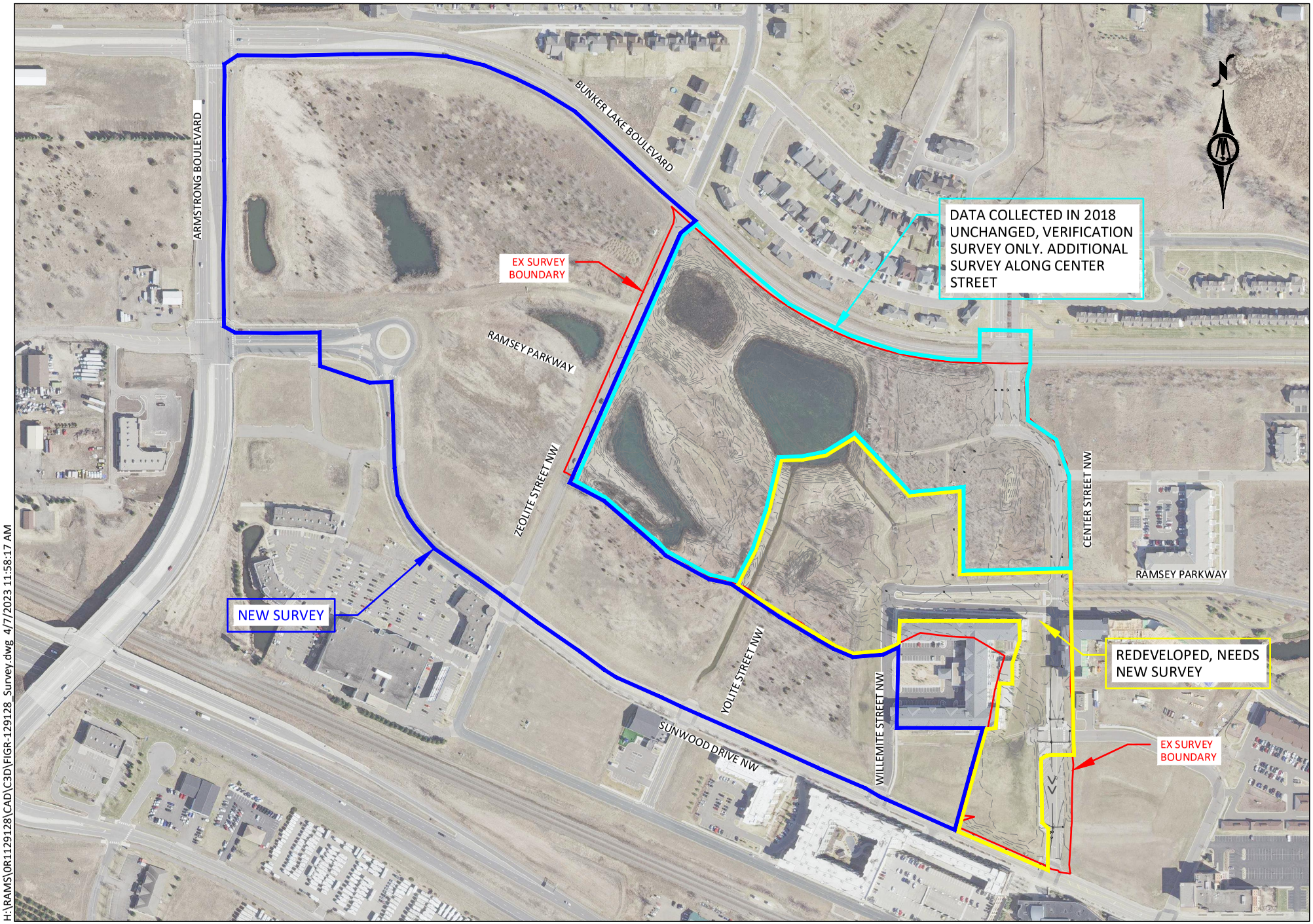
THE COR INFRASTRUCTURE TOPOGRAPHIC SURVEY SERVICES

CITY OF RAMSEY

FIGURE 2

APRIL 2023



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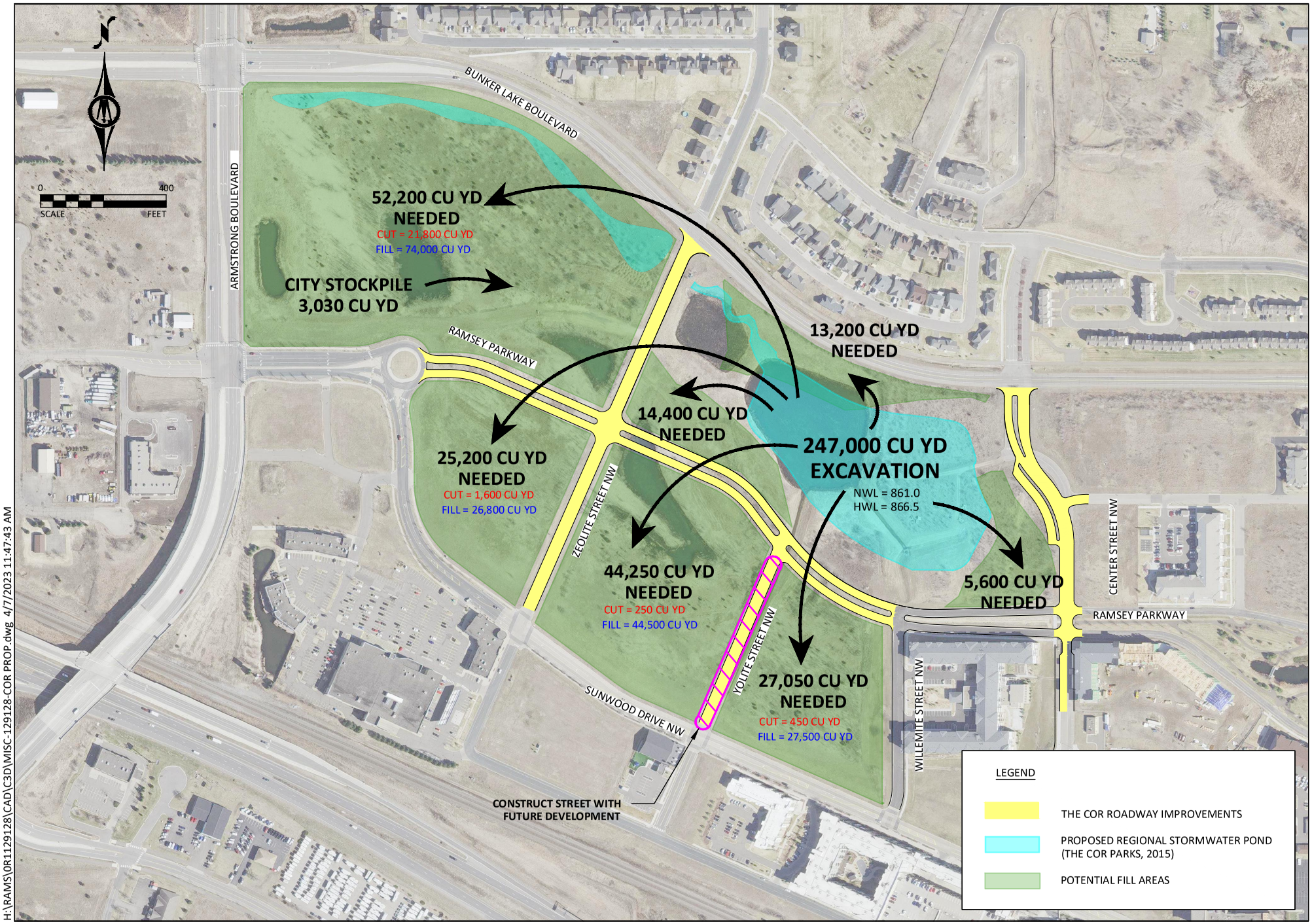
THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

FIGURE 3

APRIL 2023



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Preliminary Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.											
	WORK TASK DESCRIPTION	Project Manager	Water Resources	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
1.0	Project Meetings & Coordination	8		16	12							**36**	$5,860
2.0	Topographical Surveys	1		2	4				23	90		**120**	$21,684
3.0	Tree Preservation and Removals	4		8	8		4					**24**	$3,740
4.0	Roadway Layouts, Alignments, & Grades	8		24	40	8		8				**88**	$13,592
5.0	Waterfront Configuration	6	32	12	16			8				**74**	$12,556
6.0	Wetland Impacts	6		6	12		12					**36**	$5,454
7.0	Lot Grading	4		8	16			8				**36**	$5,320
8.0	Stormwater Analysis & Strategies	4	24	6	40							**74**	$11,830
9.0	Right-of-Way Vacation & Platting	1		4					78	30	10	**123**	$21,876
TOTAL Preliminary Design - Bolton & Menk		**42**	**56**	**86**	**148**	**8**	**16**	**24**	**101**	**120**	**10**	**575**	**$101,912**

SUBCONSULTANT - Braun Intertec - Geotechnical	$58,475
SUBCONSULTANT - Braun Intertec - Phase 1 Envioronmental Service Assessment	$3,000
SUBCONSULTANT -Braun Intertec - Design Assistance	$12,200
TOTAL Preliminary Design:	**$175,587**
Estimated Construction Costs:	**$11,355,500**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Ramsey Parkway												
1.0	**Roadway, Trails and Sidewalks**	40	72	175	32		40				**359**	$55,233
2.0	**Storm Sewer Analysis and Design**	4	32	90							**126**	$18,134
3.0	**Watermain**	4	24	40			8				**76**	$11,136
4.0	**Sanitary Sewer Main**	4	24	50			8				**86**	$12,486
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	40	16			8			8	**76**	$11,216
7.0	**Bidding Services**	2	8	4	1					6	**21**	$3,005
TOTAL Ramsey Parkway - Bolton & Menk		**60**	**212**	**395**	**33**		**64**			**20**	**784**	**$116,816**
											Estimated Construction Cost:	**$2,979,310**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Zeolite Street												
1.0	**Roadway, Trails and Sidewalks**	4	16	80			16				**116**	$16,288
2.0	**Storm Sewer Analysis and Design**	4	20	24							**48**	$7,292
3.0	**Watermain**	1	16	40			8				**65**	$9,224
4.0	**Sanitary Sewer Main**	1	8	50			8				**67**	$9,286
5.0	**Specifications**	1	12	20						6	**39**	$5,398
6.0	**Permitting**	4	16	8			8			8	**44**	$6,272
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Zeolite Street - Bolton & Menk		**17**	**96**	**226**			**40**			**20**	**399**	**$56,562**
											Estimated Construction Cost:	**$1,475,690**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Center Street												
1.0	**Roadway, Trails and Sidewalks**	8	40	88			16				**152**	$22,064
2.0	**Storm Sewer Analysis and Design**	4	12	12							**28**	$4,384
3.0	**Watermain**		2	4							**6**	$862
4.0	**Sanitary Sewer Main**		2	4							**6**	$862
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	16	4			4			4	**32**	$4,840
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Center Street - Bolton & Menk		**20**	**92**	**136**			**20**			**16**	**284**	**$41,420**
											Estimated Construction Cost:	**$1,026,550**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Regional Stormwater Pond & Mass Grading												
1.0	**The COR Grading Analysis**	24	12	80			16				**132**	$19,804
2.0	**Clearing and Stripping Plan**	2	12	34			16				**64**	$9,018
3.0	**Pond Mass Grading Plan**	2	18	90			16				**126**	$17,544
4.0	**Pond Fine Grading Plan**	2	18	120			16				**156**	$21,594
5.0	**Stockpile Grading Plans**	8	18	90			16				**132**	$18,792
6.0	**Restoration & Tree Preservation Plan**	4	48	90		16	24				**182**	$25,990
7.0	**Specifications**	2	12	20						6	**40**	$5,606
8.0	**Permitting**	10	80	24			16			8	**138**	$21,024
9.0	**Wetland Replacement Plans**	1	4	4		90	16				**115**	$15,622
10.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Regional Stormwater Pond - Bolton & Menk		**57**	**230**	**556**		**106**	**136**			**20**	**1105**	**$157,796**
											Estimated Construction Cost:	**$5,874,000**

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

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Web: braunintertec.com

April 4, 2023 Proposal QTB175606

Kevin Kielb, PE
Bolton & Menk, Inc.
7533 Sunwood Drive, Suite 206
Ramsey, MN 55303

Re: Proposal for a Geotechnical Evaluation and Phase I Environmental Service Assessment (ESA)
Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Dear Mr. Kielb:

Braun Intertec Corporation appreciates this opportunity to submit this proposal to complete a geotechnical evaluation and a Phase I ESA related to the proposed site development of the above-referenced project site (Site). This proposal will outline the Scope of Services and provide estimated costs for the proposed work.

Project Information

Bolton & Menk, Inc. is requesting engineering services for the proposed Ramsey COR Area Development in Ramsey, Minnesota. This includes general information for Site mass grading for future development use and pavement construction for the future developments at the referenced Site.

Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of general site grading and pavements.

The objective of the Phase I Environmental Site Assessment (ESA) is to evaluate the Site for the presence of recognized environmental conditions (RECs) related to its current and historical uses, and permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”). that is, the practice that constitutes all appropriate inquiries.

Scope of Services

Task 1 – Phase I Environmental Site Assessment (ESA)

We will conduct a Phase I ESA of the Site in accordance with ASTM International (ASTM) Practice E1527-21 and 40 Code of Federal Regulations (CFR) Part 312, which is the recognized industry standard defining good commercial and customary practice for conducting all appropriate inquiry (AAI) into the previous ownership and uses of the Site consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The intent of this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. The purpose of the Phase I ESA will be to identify recognized environmental conditions in connection with the subject property.

The Phase I ESA will include a government and historical records review, site reconnaissance, interviews, and data evaluation. The results of the Phase I ESA will be summarized in a written report. So that they may be identified within the report, the user must supply the names of all parties intending to rely on the executed service and subsequent report. Additional reliance may be obtained at the discretion of Braun Intertec.

In order to satisfy the requirements of AAI, the user bears specific responsibilities for satisfying certain components of the environmental inquiry. ASTM E1527-21 Practice provides a *User Questionnaire* which outlines the information that the user must provide (if available) to the Environmental Professional. The User Questionnaire, attached to this proposal, should be completed and returned to us so that the information can be included in the report. In addition, the Client Information Request Form is attached to this proposal and should be completed and returned to us so that the information can be included in the report.

The results of the Phase I ESA will be summarized in a written report documenting information sources used, findings and conclusions, and our professional opinion of the impact of any potential environmental concerns in connection with the Site. Appendices to the report will include copies of available historical information (e.g., fire insurance maps, aerial photographs, etc.). A draft copy of the Phase I ESA will be issued electronically for review and comment. Upon receipt of comments, we will issue the final Phase I ESA report.

Only an electronic copy of the Phase I ESA report will be submitted to you unless you request otherwise.

Task 2 – Geotechnical Evaluation

We propose the following tasks to help achieve the stated purpose. If we encounter unfavorable or unforeseen conditions during the completion of our tasks that lead us to recommend an expanded scope of services, we will contact you to discuss the conditions before resuming our services.

Site Access
Based on aerial photographs and a site visit, it appears that the site will require an all-terrain vehicle (ATV), core-mounted drill rig. We assume there will be no cause for delays in accessing the exploration locations. We are not including tree clearing, debris or obstruction removal, grading of navigable paths, or snow plowing.

Depending on access requirements, ground conditions or potential utility conflicts, our field crew may alter the exploration locations from those proposed to facilitate accessibility.

Our drilling activities may also impact the vegetation and may rut the surface to access boring locations. Restoration of vegetation and turf is not part of our scope of services.

Staking
We will stake prospective subsurface exploration locations, as selected by Braun Intertec in conjunction with Bolton & Menk, Inc., and obtain surface elevations at those locations using GPS technology. For purposes of linking the GPS data to an appropriate reference, we request that you provide CAD files indicating location/elevation references appropriate for this project.

Utility Coordination
Prior to drilling or excavating, we will contact Gopher State One Call and arrange for notification of the appropriate utility vendors to mark and clear the exploration locations of public underground utilities. You, or your authorized representative, are responsible to notify us before we begin our work of the presence and location of any underground objects or private utilities that are not the responsibility of public agencies.

Penetration Test Borings
We propose to drill 69 standard penetration test (SPT) borings for the project to nominal depths of 15 to 20 feet below existing surface grade. We will perform standard penetration tests at 2 1/2-foot vertical intervals to a depth of about 15 feet, and at 5-foot intervals at greater depths. The figure below shows an illustration of our proposed boring locations, with the orange borings being general site borings and the green borings being roadway borings.

Figure 1. Proposed Boring Locations

Figure provided by Bolton & Menk, Inc.

If the intended boring depths do not extend through unsuitable material, we will extend the borings at least 5 feet into suitable material at greater depths. The additional information will help evaluate such issues as excavation depth, consolidation settlement, and foundation alternatives, among others. If we identify a need for deeper (or additional) borings, we will contact you prior to increasing our total estimated drilled footage and submit a Change Order summarizing the anticipated additional effort and the associated cost, for your review and authorization.

Groundwater Measurements

If the borings encounter groundwater during or immediately after drilling of each boring, we will record the observed depth on the boring logs.

MDH Sealing Record

We are planning the deepest borings to be at least 15 feet and less than 25 feet. Therefore, the Minnesota Statutes require us to complete a Sealing Record after our completion of the borings. Our proposal includes the fees for the Minnesota Department of Health (MDH) Sealing Record.

In the event we extend our borings to a depth of 25 feet or greater, the MDH requires us to complete and submit a Sealing Notification Form for the project. The submission of the Sealing Notification Form will require a signature from the property owner (or agent). If we extend our borings to a depth of 25 feet or greater, we will forward on to you a copy of the form for signature and increase our total fees by $100.

Borehole Abandonment

We will backfill our exploration locations immediately after completing the drilling at each location. Minnesota Statutes require sealing temporary borings that are 15 feet deep or deeper. Based on our proposed subsurface characterization depths, we will seal 1,100 linear feet of borings with grout. Our lump sum fee includes those fees associated with the sealing.

Sealing boreholes with grout will prevent us from disposing of auger boring cuttings in the completed boreholes. Unless you direct us otherwise, we intend to thin-spread the cuttings around the boreholes. If we cannot thin-spread cuttings, we will put them in a container left on site. We can provide off-site disposal of the cuttings for an additional fee.

Over time, subsidence of borehole backfill may occur, requiring releveling of surface grades or replacing bituminous or concrete patches. We are not assuming responsibility for re-leveling or re-patching after we complete our fieldwork.

Sample Review and Laboratory Testing

We will return recovered samples to our laboratory, where a geotechnical engineer will visually classify and log them. To help classify the materials encountered and estimate the engineering properties necessary to our analyses, we have budgeted to perform the following laboratory tests.

Table 1. Laboratory Tests

Test Name	ASTM Test Method	Purpose
Moisture content	D2216	Soil classification, moisture condition, and engineering properties
Percent passing #200 sieve	D1140	Soil classification, and evaluate frost susceptibility
Atterberg Limits	D4318	Soil plasticity, shrink/swell potential, engineering parameters, suitability of soils for reuse

We will determine the actual laboratory testing for the project depending on the encountered subsurface conditions. If we identify a laboratory testing program that exceeds the budget included in this proposal but provides additional value to the project, we will request authorization for the additional fees through a Change Order.

Engineering Analyses
We will use data obtained from the subsurface exploration and laboratory tests to evaluate the subsurface profile and groundwater conditions, and to perform engineering analyses related to structure and pavement design and performance.

Geotechnical Report
We will prepare a report including:

- A sketch showing the exploration locations.
- Logs of the borings describing the materials encountered and presenting the results of our groundwater measurements and laboratory tests.
- A summary of the subsurface profile and groundwater conditions.
- Discussion identifying the subsurface conditions that will impact design and construction.
- Discussion regarding the reuse of on-site materials during construction.
- Recommendations for preparing structure and pavement subgrades, and the selection, placement and compaction of fill.
- Recommendations of structure bearing capacities and assumed R-value for use in pavement section design.
- Recommendations for the design and construction of pavements and stormwater improvements.

We will only submit an electronic copy of our report to you unless you request otherwise. At your request, we can also send the report to additional project team members.

Schedule

Environmental Scope

We anticipate the draft Phase I ESA report will be completed within 2 to 3 weeks from the date of your written authorization. The Phase I ESA report will remain in draft status until we are notified by you to proceed with issuance of the final Phase I ESA report.

If the proposed Scope of Services cannot be completed according to this schedule due to circumstances beyond control, we will notify and discuss with you the revised schedule.

Geotechnical Scope

We anticipate performing our work according to the following schedule.

- Drill rig mobilization – within about 5 to 6 weeks following receipt of written authorization
- Field exploration – 11 drilling days on site to complete the geotechnical borings
- Classification and laboratory testing – within 1 week after completion of field exploration
- Preliminary results – as samples are obtained and reviewed
- Draft report submittal – within about 4 weeks of after completion of field exploration
- Final report submittal – within 5 days of receiving comments on the draft report and depending on the complexity of the comments

If we cannot complete our proposed scope of services according to this schedule due to circumstances beyond our control, we may need to revise this proposal prior to completing the remaining tasks.

Fees

The costs for each of the tasks described in this proposal are as follows.

Service Description	**Cost**
Task 1 – Phase I Environmental Site Assessment	
Professional Services	$ 3,000
Phase I ESA Estimated Subtotal	***$ 3,000***
Task 2 – Geotechnical Evaluation	
Site Layout – Staking – Utility Coordination	$ 2,950
Drilling Services	49,500
Geotechnical Laboratory Testing	6,025
Engineering & Reporting	12,200
Geotechnical Evaluation Estimated Subtotal	***$70,675***
Estimated Project Total	**$73,675**

We will furnish the services described in this proposal on a lump sum basis. Please note that our drilling/field services were budgeted to occur within our normal work hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. If conditions occur that require us to work outside of these hours, we will request additional fees to cover our additional overtime costs.

Our work may extend over several invoicing periods. As such, we will submit partial progress invoices for work we perform during each invoicing period.

Additional Services

Our fees do not include potential costs due to the need for snow plowing, towing, stand-by time or work that is not included in the above Scope of Services. We will charge costs for snow plowing or towing (if necessary) at a rate of 1.15 times the actual cost. For stand-by time (defined as time spent by our field crew due to circumstances that are beyond the control of our field crew or its equipment, or beyond the scope of services indicated above), we will charge a rate of $380 per hour.

General Remarks

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We based the proposed fee on the scope of services described and the assumptions that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule.

Please return a signed copy of the proposal, the completed User Questionnaire, and the completed Client Information Request Form, in their entirety.

We will provide our services under the terms of the *Master Subconsultant Agreement for Professional Services,* dated January 1, 2017 between Braun Intertec Corporation and Bolton & Menk, Inc.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Mark Ciampone at 612.210.6147 (mciampone@braunintertec.com) for environmental questions or Zach Semlak at 651.788.5071 (zsemlak@braunintertec.com) for geotechnical questions.

Sincerely,

BRAUN INTERTEC CORPORATION

Zachary T. Semlak
Staff Engineer

Mark A. Ciampone, PG
Business Unit Leader, Senior Scientist

Ryan M. Benson, PE
Director, Principal Engineer

Attachments:
ASTM Practice E1527-21 User Questionnaire
Client Information Request Form

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

ASTM Practice E1527-21 User Questionnaire

Site: Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Name: _____ **Date:** _____

Company: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendment"), the User must conduct the following inquiries. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the *property*.
The types of title reports that may disclose environmental liens include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens. Did a search of *recorded land title records* (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the *property* under federal, tribal, state or local law?

(2) Activity and use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property*.
The types of title reports that may disclose AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose AULs. Did a search of *recorded land title records* (or judicial records where appropriate) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP.
Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(4) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

(5) Commonly known or *reasonably ascertainable* information about the *property.*

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the *property*? If so, please explain.

(b) Do you know of specific chemicals that are present or once were present at the *property*? If so, please explain.

(c) Do you know of spills or other chemical releases that have taken place at the *property*? If so, please explain.

(d) Do you know of any environmental cleanups that have taken place at the *property*? If so, please explain.

(6) **The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.**

Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? If so, please explain.

Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: Ramsey COR Area Development

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown." Please return the completed form along with one copy of the signed authorization letter.

Client Objectives

A. What is your interest in the Site? Check all that apply.
- ☐ Buying property
- ☐ Refinancing
- ☐ Selling property
- ☐ Development
- ☐ Redevelopment
- ☐ Other: _____

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

_____

_____

C. A final PDF of the report will be provided. If hard copies are needed, how many? _____

D. What is the desired completion date for this project?
Date: _____

E. Do you wish to receive a verbal report before the written report is received?
☐ Yes ☐ No

F. Is confidentiality requested?
☐ Yes ☐ No
If so, to whom is it limited? _____

Site-Specific Information

A. Where is the Site located?
Address: _____
_____
Legal Description: _____
_____

B. Who is the current property owner?
Name: _____
Phone: _____

C. Who will provide access to the property and/or who is the Site contact?
Name: _____
Phone: _____

D. Has any previous environmental work been performed on the Site? Check all that apply.
☐ No previous environmental work has been performed
☐ Unknown
☐ Geotechnical/Soil borings
☐ Phase I Environmental Site Assessment
☐ Phase II Environmental Site Assessment
☐ Soil Vapor/Sub-slab Soil Vapor Investigation
☐ Radon Investigation
☐ Asbestos/Lead-based Paint Inspections
☐ Hazardous Materials Testing
☐ Other: _____

If previous environmental work has been performed…
When was it performed? _____
By whom?
Name: _____
Phone: _____
What were the results?
Are copies of the report(s) available?
☐ Yes ☐ No ☐ Unknown

E. Is a current Site plan available? If yes, please provide.
☐ Yes ☐ No ☐ Unknown

F. How large is the property (total acreage)?
_____ acres

G. How is the property currently used? Check all that apply.
☐ Undeveloped
☐ Agricultural
☐ Residential
☐ Parking Lot
☐ Commercial
☐ Light industrial
☐ Retail
☐ Office Building
☐ Warehouse
☐ Other: _____

H. What is the proposed use of the property?

_____

I. Are there existing buildings on the property?
☐ Yes ☐ No ☐ Unknown

If yes:
How many buildings? _____
What year was each building originally built? _____
What year(s) was/were any subsequent addition(s) completed for each building?
_____
What is the total square footage of each building and/or additions? _____
Are you aware of any asbestos-containing building materials in any building? _____
Give a brief description and use of each building.
_____

J. What was the property used for in the past?

_____

K. Are there currently or previously any aboveground or underground storage tanks located on the property?
Aboveground storage tanks: ☐ Yes ☐ No ☐ Unknown
Underground storage tanks: ☐ Yes ☐ No ☐ Unknown

If yes:
Where are they located?
_____
What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?
_____
When were the tanks installed?
_____
Are there any maintenance records available for the tanks?
_____
Are the tanks currently being used?
☐ Yes ☐ No ☐ Unknown
If no:
When were the tank(s) closed? _____
Was the MPCA notified? _____

L. Have hazardous chemicals or petroleum products ever been stored at the Site?
Hazardous chemicals: ☐ Yes ☐ No ☐ Unknown
Petroleum products: ☐ Yes ☐ No ☐ Unknown
If yes, which ones? _____

M. Has the property ever been used or is the property currently used for dumping or landfilling?

_____

N. Utilities

Are there any wells or septic systems formerly or currently located at the Site?

Wells: ☐ Yes ☐ No ☐ Unknown

Septic systems: ☐ Yes ☐ No ☐ Unknown

Is the Site connected to city sewer and water?

Sewer: ☐ Yes ☐ No ☐ Unknown

Water: ☐ Yes ☐ No ☐ Unknown

What types of utilities service the Site? Check all that apply.

☐ Unknown
☐ Gas
☐ Electric
☐ Propane
☐ Other: _____

O. Are there any environmental concerns regarding the property or adjoining properties?

_____
_____
_____

P. How are the adjacent properties used?

_____
_____
_____
_____