



Real People. Real Solutions.

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July 15, 2024

Joe Feriancek, P.E.
Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Design Services – Dickenson’s Mississippi Estates – IP 25-04

Dear Mr. Feriancek:

We understand that the City is proposing to reconstruct the streets within the Dickenson’s Mississippi Estates subdivision in 2025.

UNDERSTANDING

Based on communications with the City, we understand the following:

The project will include improvements to Tungsten Street from Rivlyn Avenue to Riverdale Drive and also improvements to Rivlyn Avenue from the west cul-de-sac to east edge of the Dickenson’s Mississippi Estates plat.

Tungsten Street and Rivlyn Avenue are urban section roadways, including concrete curb and gutter, with a storm sewer system and an outlet to the Mississippi River. The properties along the roadways are serviced by municipal sewer and water. There is a need to replace the gate valves in the area, but the City is also considering replacing the existing watermain with new PVC C900.

Because Tungsten Street serves adjacent commercial properties, consideration is being given to building it back to a 10-ton design section, and build Rivlyn Avenue with a typical City street section.

The City is looking to address stormwater runoff from 6140 Hwy 10 (Lano) as part of this project. This will include analyzing the stormwater runoff and recommending a solution. In general, the issue is with runoff from the south end of Lano’s property flowing onto 6151 Rivlyn Avenue.

The City will contract separately for sanitary sewer televising and also for geotechnical exploration. The results and recommendations for each will be forwarded to us when available.

A completed topographical survey will be completed for the project. We will also complete a drone flight to obtain aerial photography and provide elevation related information for the 6140 Hwy 10 (Lano) property.

The cul-de-sac at the west end of Rivlyn Avenue is partially outside of City ROW. As part of the project we will explore options to gain right-of-way or potentially shorten the length of the cul-de-sac to keep the construction within the existing right of way.

The City would like to bid the project in February / March of 2025. We will include bidding the project, as well as answering contractor questions, as part of our services.

The City typically holds an open house meeting in the fall for property owners impacted by projects. We will prepare a preliminary site layout exhibit that the City can use at the meeting.

We have assumed the City will prepare any required feasibility report and/or council reports required

SCOPE OF WORK

Bolton & Menk will assist the City with survey, design, and bidding related services for the project. Our work will include the following tasks:

- **Survey** – The survey will include right-of-way research along with a topographic survey and drone image of the site. We have also included time associated with easement preparation.
- **Design** – Design services will generally include the following tasks:
 - Attendance at design meetings.
 - Site visits to review the existing roadways and adjacent properties.
 - Construction Documents for the use of permitting, bidding and construction.
- **Public Streets and Utilities** - Design services to include:
 - We have assumed that Tungsten Street will be designed to a 10-ton section, and Rivlyn Avenue will be designed with a typical City street section.
 - Review of sanitary sewer televising report and incorporation of findings into the plans.
 - Replacement of watermain gate valves and/or full watermain replacement.
 - Stormwater calculations for the roadway improvements. Implement storm sewer infrastructure improvements as needed.
 - Perform a review and analysis of stormwater runoff from 6140 Hwy 10 (Lano). Bring forward solutions for the City. We have not included significant improvements in our proposal, but will complete plans for needed improvements as an additional service.
 - We will review the need for bicycle facilities associated with the Mississippi River Trail through this area.
- **Reviews** – We will review the final documents with the City and make revisions as needed.
- **Permits and Utilities** – We have assumed permits will be required as follows:
 - Lower Rum River Watershed Management Permit (New Impervious less than 1 Acre)
 - Department of Health (Watermain)
 - NPDES (Contractor Obtained)
- **Bidding** – We will work with the City to solicit bids for the work.
- **Construction** – Our proposal does not include time after bid opening. A separate proposal can be provided at a later date for construction related services.

PROPOSED FEES

The fees listed in the attached spreadsheet are estimates based on each task. While the actual fees required for each task may vary, the total amount of \$68,537.00 is considered a Not-to-Exceed amount.

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SCHEDULE

We are prepared to begin services immediately after authorization from the City is received.

If there are any questions, 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, flowing style.

Kevin P. Kielb, P.E.

Principal Engineer

CC: Bruce Westby, Public Works Director / City Engineer

ATTACHMENT: Fee Spreadsheet

Detailed Cost Estimate

Client: City of Ramsey Dickenson's Mississippi Estates Reconstruction, IP 25-04		Bolton & Menk, Inc.									
Task No.	Work Task Description	Project Manager	Associate Project Manager	Water Resources Engineer	Design Engineer	Design Technician	Project Surveyor	Survey Crew Manager	Clerical	Total Hours	Total Cost
1.0	Project Management	4	4							8	\$1,580
2.0	Topographic Survey		2		2	6	6	30		46	\$8,256
3.0	Preliminary Design, Stormwater Analysis, & Exhibits	3	8	64	4	4				83	\$17,135
4.0	Final Design & Permitting	4	24	24	80	74			8	214	\$32,850
5.0	Right-of-Way Determinations and Easements	2	2				5	11		20	\$3,814
6.0	Bidding Services	4	10		10				8	32	\$4,902
Total Hours		17	50	88	96	84	11	41	16	403	
Average Hourly Rate		\$221.00	\$174.00	\$218.00	\$147.00	\$135.00	\$189.00	\$189.00	\$101.00		
Bolton & Menk Subtotal		\$3,757	\$8,700	\$19,184	\$14,112	\$11,340	\$2,079	\$7,749	\$1,616		\$68,537

TOTAL PROPOSED FEES **\$68,537**