



Real People. Real Solutions.

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January 7, 2026

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

RE: Additional Services Request – Bunker Lake Boulevard

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with the Bunker Lake Boulevard project, which extends from Armstrong Boulevard to approximately 2,600 feet to the west.

During preliminary and final design, several changes were required near the Armstrong Boulevard intersection. We adjusted the design several times to account for the changes and keep the project advancing. Also, the changes required easement acquisitions to occur, for which we created an easement description and exhibit for City use.

We have attached layouts, along with the easement related documents, for reference.

DESCRIPTION OF REVISIONS

Initial Layout (June 27, 2025)

The concept generally matches the previous layouts created for Bunker Lake Boulevard west of Armstrong Boulevard and showed limits of ROW acquisition along the south side of the corridor.

Revision 1 (July 2, 2025)

The layout was adjusted to accommodate the 20-foot setback required between the roadway and the proposed Kwik Trip parking lot. This required adjustments to the curblin and boulevard.

Revision 2 (July 9, 2025)

The layout was adjusted to allow for the sidewalk to be located within the existing ROW. This also allowed the 20-foot setback between the proposed Kwik Trip parking lot and the ROW. To allow this to happen, the median, roadway, boulevard and sidewalk were adjusted.

Revision 3 (September 9, 2025)

County comments were received, with some of the comments related to lane line locations. Due to previous adjustments, the proposed lane line was adjusted to accommodate the new roadway boundaries. The County determined the lane lines would be outside of their tolerances due to a jog across the Armstrong Boulevard intersection. This required adjustments to the median, roadway, boulevard and sidewalk.

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Revision 4 (October 10, 2025)

After further discussions with the County, the City decided to move the sidewalk outside of the ROW and obtain an easement from Kwik Trip. We revised the boulevard and sidewalk on the layout and also created an easement description & exhibit.

Revision 5 (December 19, 2025)

The final revision included eliminating a portion of the improvements within the Armstrong Boulevard ROW. Previously planned pedestrian curb ramps and associated curb repairs were removed from the project.

ADDITIONAL FEES

Most of the revisions occurred during the final design process, requiring changes to the project plans. The layout exhibits were also created as a means for depicting the revisions and for sharing with review agencies and project partners.

The revisions resulted in 32 hours of Project Manager/Land Surveyor time and 128 hours of drafting time. This equates to approximately 6 hours of Project Manager time and 26 hours of drafting time per revision. We are requesting additional services in the amount of \$27,808.00. The total contract amount would then be \$146,155.00.

We have included attachments to depict the progression of revisions for reference.

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

Sincerely,

BOLTON & MENK, INC.

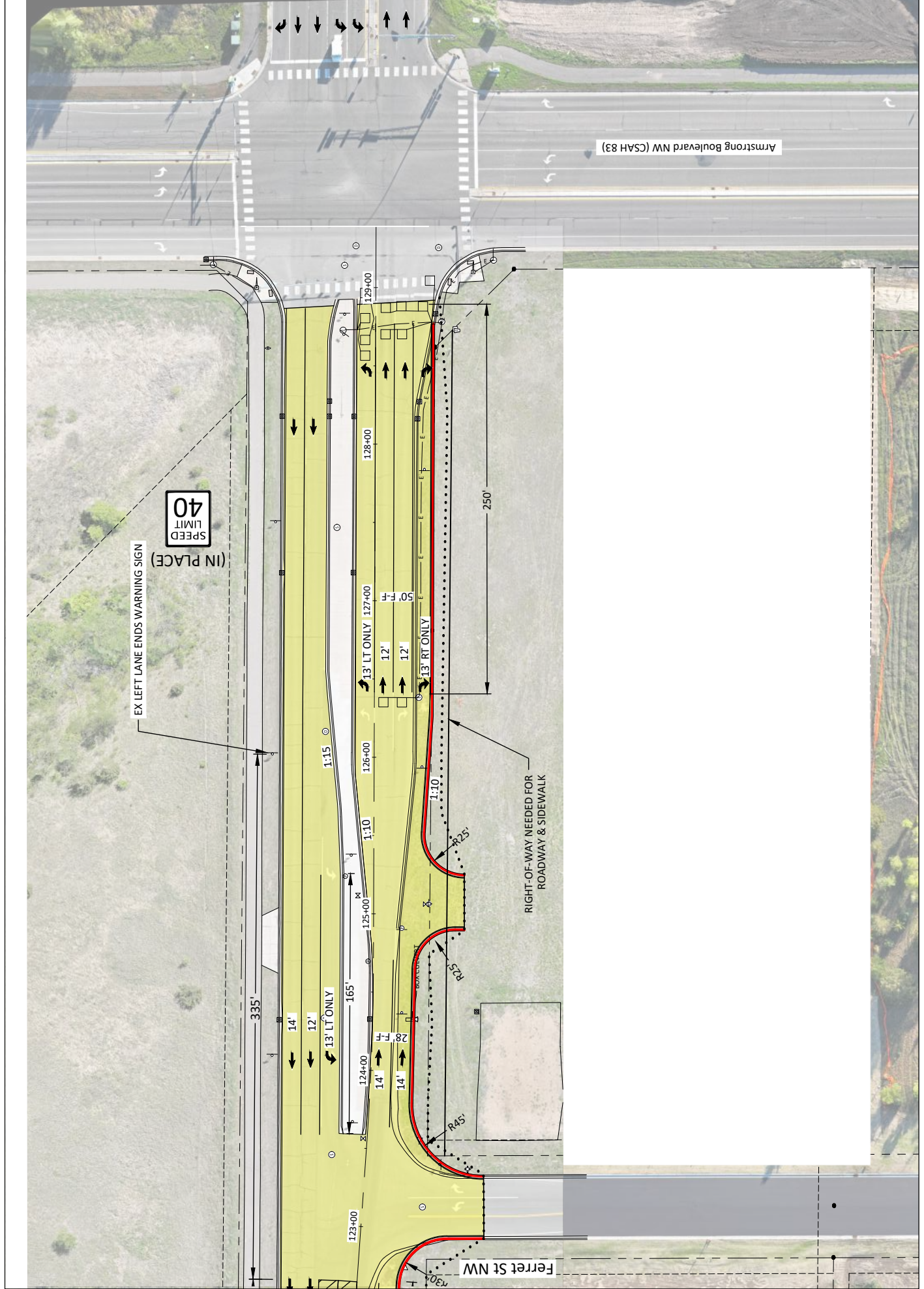
A handwritten signature in blue ink that reads "Kevin P. Kielb". The signature is fluid and cursive, with the first name being the most prominent.

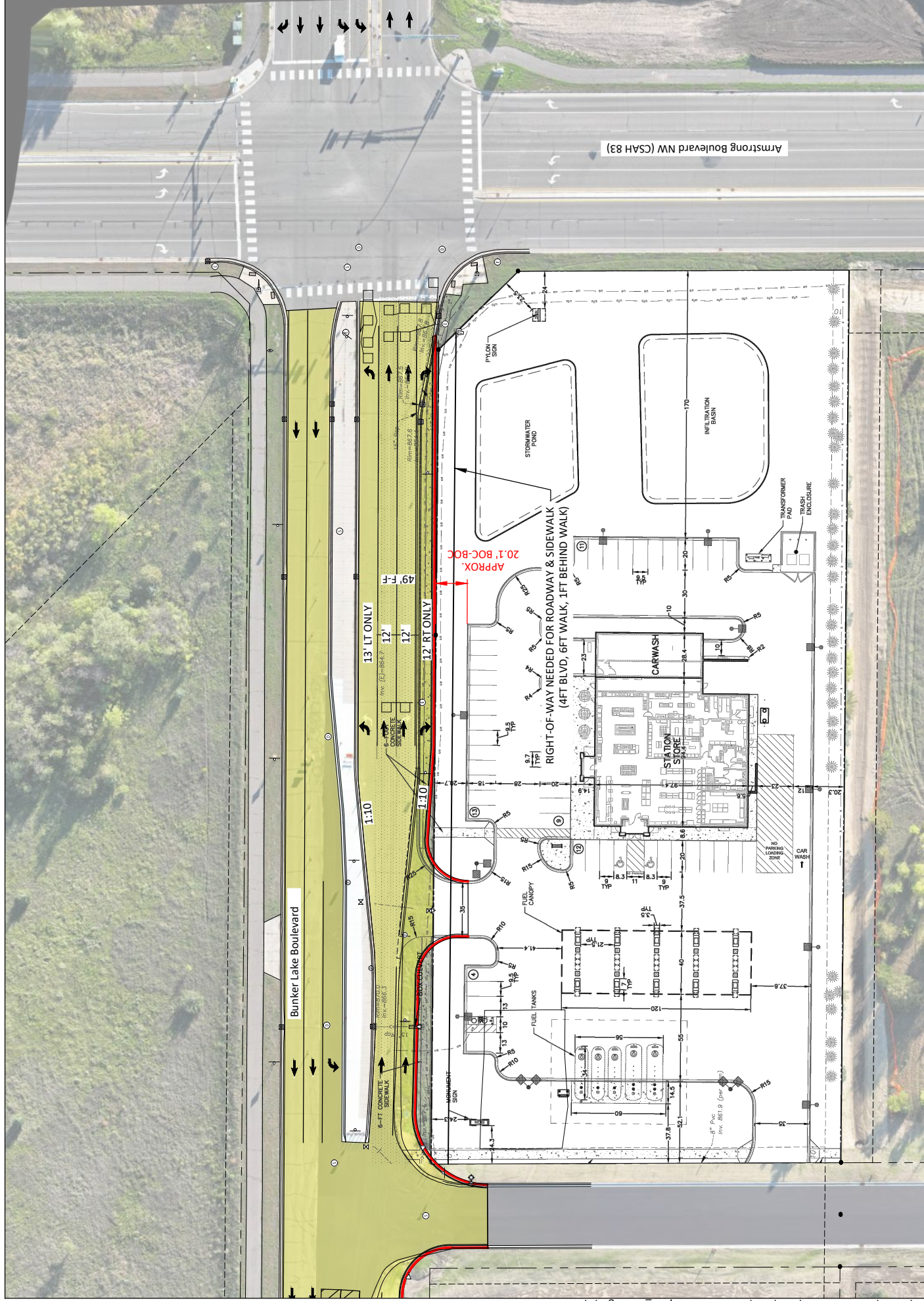
Kevin P. Kielb, P.E.

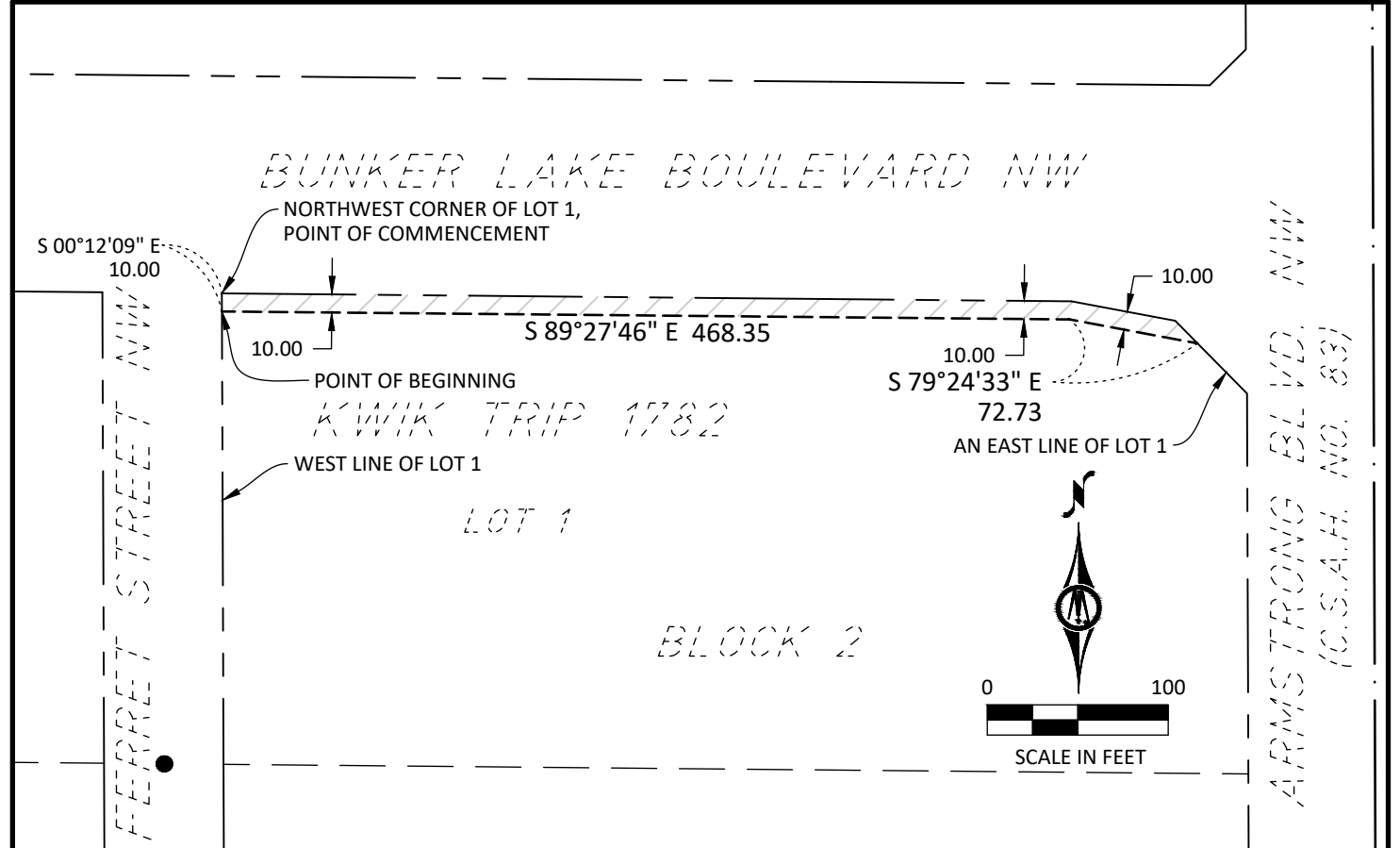
Principal Engineer

CC: Bruce Westby, Public Works Director / City Engineer

Attachments: Layout Exhibits and Easement Document







PROPOSED DESCRIPTION:

An easement over, under and across that part of Lot 1, Block 2, KWIK TRIP 1782, according to the recorded plat thereof, Anoka County, Minnesota, lying northerly of the following described line;

Commencing at the northwest corner of said Lot 1; thence on an assumed bearing of South 00 degrees 12 minutes 09 seconds East, along the west line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence South 89 degrees 27 minutes 46 seconds East, a distance of 468.35 feet; thence South 79 degrees 24 minutes 33 seconds East, a distance of 72.73 feet to an east line of said Lot 1 and there terminating.

SURVEYOR'S NOTES:

1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Distances are in feet.

SURVEYOR'S CERTIFICATION


I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Andrew Hill

 Andrew Hill
 License Number 57632

10/15/2025

 Date

 PROPOSED EASEMENT CONTAINING APPROXIMATELY 5,304 SQ. FT. +/-

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<p align="center">EASEMENT DESCRIPTION SKETCH 8040 BUNKER LAKE BLVD NW, RAMSEY, MINNESOTA 55303</p>	<p align="center">LOT 1, BLOCK 2, KWIK TRIP 1782, ANOKA COUNTY, MINNESOTA</p>
<p> BOLTON & MENK 7533 SUNWOOD DR NW SUITE 206 RAMSEY, MN 55303 (763) 433-2851</p>	<p align="center">FOR: CITY OF RAMSEY</p>

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