



February 18, 2026

Bruce Westby
 City of Ramsey
 7550 Sunwood Drive NW
 Ramsey, MN 55303

Re: Water Treatment Plant – Construction Contingency Expense No. 13

Dear Mr. Westby:

AE2S continues to oversee the construction of the City of Ramsey’s new water treatment plant (WTP). Magney Construction has completed all concrete pours and process installation. Electrical, mechanical and plumbing subcontractors have completed their initial work and are working on punch list items. A majority of architectural components are completed, leaving final painting, facility cleaning and miscellaneous sealants to be completed. Civil sitework is completed, awaiting a final punch list walk through in the spring. Water treatment has been commissioned with finished water being sent to the distribution system almost daily since January 21st, 2026. AE2S’ engineering team has continued to coordinate with Magney and further refine the details of installation of equipment. Through those investigations we have identified some items that will require adjustments. This letter is intended to outline those adjustments and summarize the current project contingency for the City to fully understand the status of the project.

Basis of Construction Contingency Expenses:

Currently twenty-two (22) requests for pricing (RFP) have been submitted to Magney. To date AE2S has received pricing back on twenty-two (22) of the RFP’s, and has received thirty-seven (37) separate Contractor proposals. The Engineer has reviewed all of the received proposals and recommends that the Owner move forward with approving Construction Contingency Expense No. 13, which includes Proposal No. 057 and Proposal No. 058. Descriptions of the changes are described below and proposals and associated initiation documents are attached for reference. If the Contractor would like to include a request for extension as a result of these changes, a formal Change Order request will be issued at a different time.

Proposal No.	Initiation	Description	Total Cost	Required	Status
001	RFP 001	Mixing Pumps Pipe Upsizing	\$51,287.38	Y	Approved – Construction Contingency Expense 1
002	RFP 003	Admin Ceiling Grid Color	\$2,609.25	N	Approved – Construction Contingency Expense 1
003	Incidental	Building Permit Reimbursement	\$62,887.28	Y	Approved – Construction Contingency Expense 2
004	RFP 002	Upsizing Air Exchange in Plate Settler Room	\$16,580.02	N	Approved – Construction Contingency Expense 2
005	RFP 006	Storm and Plumbing Updates	\$22,550.28	Y	Approved – Construction Contingency Expense 1
006	RFP 005	Flowable Fill	-	N	City and Engineer Rejected
007	RFP 004	Blower Pipe Upsizing	\$55,230.60	Y	Approved – Construction Contingency Expense 2
008	City Request	Groundbreaking Signage Reimbursement	\$956.12	Y	Approved – Construction Contingency Expense 2

009	City Request	Prevailing Wages	\$794,153.71	Y	Approved – Change Order 01
010	RFP 007	Backwash Supply Piping Modifications	\$3,068.77	Y	Approved – Construction Contingency Expense 3
011	Field Order 002	Electrical Modifications	\$17,533.24	Y	Approved – Construction Contingency Expense 7
011 – Part B	Engineer Direction	Electrical Modifications	\$3,033.99	Y	Approved – Construction Contingency Expense 7
012	RFI 013	Accordion Folding Security Door	\$10,010.85	N	Approved – Construction Contingency Expense 3
013	RFP 005	Jet Mixing System Pump Modifications	\$16,834.33	Y	Approved – Construction Contingency Expense 3
014	RFP 009	Backwash Tank Overflow	\$1,534.38	Y	Approved – Construction Contingency Expense 3
015	Field Order 004	Field Order No. 4 - Door Hardware Changes	\$10,922.45	Y	Approved – Construction Contingency Expense 3
016	Door Hardware Meeting	Door Hardware Changes	\$56,724.85	Y	Approved – Construction Contingency Expense 3
017	RFP 010	Filter Slab Modifications	\$96,634.23	Y	Approved – Construction Contingency Expense 4
018	Field Directed	Conduit Encasement	\$5,389.13	Y	Approved – Construction Contingency Expense 4
019	Field Order 012	North Sump Pit	\$6,764.43	Y	Approved – Construction Contingency Expense 5
020	Field Order 013	CB1 Air Flow Sleeves	\$4,617.83	Y	Approved – Construction Contingency Expense 5
021	RFP 013	Torpedo Sand Filter Layer	\$27,979.43	N	Approved – Construction Contingency Expense 5
022	Field Directed	Remove Penetron Admixture	- \$5,920.00	N	Approved – Construction Contingency Expense 6
023	RFP 014	Reservoir Vent Piping	\$3,645.52	Y	Approved – Construction Contingency Expense 6
024	RFP 015	BWW Piping Relocation	\$5,504.74	Y	Approved – Construction Contingency Expense 6
025	RFP 017	Additional Waterstop	\$10,749.95	Y	Approved – Construction Contingency Expense 6
026	RFP 016	Water Wick Drain Connection	\$3,144.81	Y	Approved – Construction Contingency Expense 6
026 - Revised	RFP 016	Water Wick Drain Connection	\$5,948.79 (minus the previously approved amount of \$3,144.81)	Y	Approved – Construction Contingency Expense 7
027	Field Order 019	West Backwash 30" Wall Detail	\$8,567.47	Y	Approved – Construction Contingency Expense 7
028	Field Order 016	Chemical Containment Modifications	\$2,354.53	Y	Approved – Construction Contingency Expense 8
029	Field Order 018	Fencing Modifications	\$3,769.36	Y	Approved – Construction Contingency Expense 8
030	Submittal 128B	100 amp Breaker for Mixing Pump	\$3,743.56	Y	Approved – Construction Contingency Expense 8
031	RFP 018	CU 3 Relocation	\$21,596.32	N	Approved – Construction Contingency Expense 8
032	Field Directed	Dewatering for ROW Watermain Connection	\$10,870.65	Y	Approved – Construction Contingency Expense 9

034	Specialty Meeting	Urethane Painting Modifications	\$50,440.88	N	Approved – Constructing Contingency Expense 10
035A	Submittal 145	Dedication Plaque Modifications	\$1,374.52	N	Approved – Constructing Contingency Expense 10
Manhole No. 1	Install and Dewatering	Manhole No. 1	-\$19,917.35	Y	Approved – Constructing Contingency Expense 9
036	RFI 056	EIFs Base Flashing	\$2,131.50	Y	Approved – Constructing Contingency Expense 9
037	Field Directed	Filter Masonry Wall Cut	\$10,596.47	Y	Approved – Constructing Contingency Expense 9
038	Field Directed	Water Wick Connection to Lower Level	\$2,408.60	Y	Approved – Constructing Contingency Expense 9
039	Field Order No. 17	RWL Route Modification	\$3,437.04	Y	Approved – Constructing Contingency Expense 9
040	Field Directed	Transformer Bollards	\$4,324.89	Y	Approved – Constructing Contingency Expense 9
041	RFP 019	Plate Settler Flow Meter Locations	\$6,921.19	Y	Approved – Constructing Contingency Expense 10
044	RFI 066	Generator Panel Feed	\$3,036.94	Y	Approved – Constructing Contingency Expense 10
045	Submittal 178	Added Beam Stiffeners	\$5,418.03	Y	Approved – Constructing Contingency Expense 12
046	RFP 020	Explosion Proof EF Room 109	\$16,880.50	N	Approved – Constructing Contingency Expense 12
047	RFI 073	Air Flow Meter	\$7,717.05	Y	Approved – Constructing Contingency Expense 11
048	Field Directed	Remote Actuator Hand Stations	\$25,200.00	N	Approved – Constructing Contingency Expense 11
049	RFP 022	Valve Actuator Voltage	\$33,887.52	Y	Approved – Constructing Contingency Expense 11
050	RFP 021	Sludge Line Additional Drop Pipe	\$9,266.22	Y	Approved – Constructing Contingency Expense 11
053	Field Directed	Chlorine Tank Lifting Bar	\$2,869.99	Y	Approved – Constructing Contingency Expense 12
054	Field Directed	Closet 104 Ceiling Change	-\$624.33	N	Approved – Constructing Contingency Expense 12
057	Field Order 33	Air Flow Meter Modification	\$1,711.68	Y	Pending – Constructing Contingency Expense 13
058	RFI 080	Decorative Fence Modifications	\$671.42	Y	Pending – Constructing Contingency Expense 13
Note: Any extension delays will be approved as a separate Change Order and will not be included in this Construction Contingency Expense.					

Proposal No. 057 – Air Flow Meter Modifications:

Included with the air was blower system for supplying backwash air to each of the six (6) gravity filters is a air flow meter. After starting up the blower and programming the meter, it was discovered that the current location prohibits ease of access for maintenance and does not provide adequate lay length for accurate flow reads. The proposal includes the labor and materials for moving and installing the flow meter in a different location.

Proposal No. 058 – Decorative Fence Modifications:

The site grading plan for the west side of the reservoir is sloped to cover a majority of the reservoir west facing wall. This creates a steep grade change from the driveway to the reservoir. After discussing with the Owner, it was decided to route the fencing to the north of this slope to keep the fence as level as possible.



This shift to the north created the need for additional fencing length. This proposal includes the labor and materials to install the additional fencing to secure the site.

Summary of General Construction Contingency Costs:

As part of the Contractor’s bid, the Owner required a \$950,000 General Construction Allowance. This allowance was intended to limit Contract changes due to change orders by applying general construction changes to a set contingency. The allowance represents approximately 3% of the overall construction bid price. For projects of this magnitude, industry standards typically see an increase in the bid price of 3% to 5% due to change orders, so it is expected that most of this allowance will be used by the conclusion of construction. Any unused funds from the allowance will be deducted from the project’s Final Payment.

AE2S has summarized all known construction contingency expenses below, to help the City of Ramsey better understand the current contingency status. With the approval of Construction Contingency Expense No. 13, the approved expenses will total \$711,732.49 of the existing \$950,000.00 General Construction Allowance. As construction progresses, AE2S will continue to provide cost updates and coordination with City staff.

Expense No.	General Construction Contingency Amount
	Allowance Amount: \$950,000.00
Expense No. 1	\$76,446.91
Expense No. 2	\$135,654.02
Expense No. 3	\$99,095.63
Expense No. 4	\$102,023.36
Expense No. 5	\$39,361.69
Expense No. 6	\$17,125.02
Expense No. 7	\$31,938.68
Expense No. 8	\$31,463.77
Expense No. 9	\$13,851.80
Expense No. 10	\$61,773.53
Expense No. 11	\$76,070.79
Expense No. 12	\$24,544.19
Expense No. 13	\$2,383.10
Net Expenses to Date:	\$711,732.49
Available Construction Contingency =	\$238,267.51
Percent Used	75%

SEND TO		
Company name AE2S		From Noah Pundsack
Attention Abby Bowman		Date 1/26/2026
E-mail Abigail.Bowman@AE2S.com	Phone (763) 463-5036	Magney Proposal No. 0057 Air Flow Modifications

Urgent
 Please comment
 Please review
 For your information

Total pages, including cover: 6

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment to relocate the pressure gauge and airflow meter per field order No. 033. See the costs associated with change are summarized below. Associated with Field order No. 033.

Labor: Disassemble Pipe Redrill And Tap To Fit Air Flow, Clean And Replace	\$	583.76
Equipment:		
Equipment: Misc. Small Tools And Equipment (10% of Labor)	\$	58.38
Subcontractor: Erickson Electric Remove Conduit and Wires Reinstall In New Location	\$	902.79
Subtotal	\$	1,544.93
General Contractor's Overhead	\$	141.46
Bond & Insurance premiums	\$	25.30
Lump Sum Total:	\$	1,711.68

Additional Calendar Days Required for this Change (Including material lead time): 3.0

Time extension not approved

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

noahpundsack

Noah Pundsack
 Project Engineer

Accepted By _____ Date _____



Erickson Electric Company, Inc.

3308 Southway Drive • Saint Cloud MN 56301-9513
Phone 320.251.1501 • Fax 320.251.1504

Field Order 033 Proposal

January 26, 2026

Noah Pundsack
Magney Construction

RE: Field Order 033

The total cost of the electrical for this field order is: **\$902.79**

Included:

- All material and labor to complete this field order.
- All work is to be done Monday through Friday 7AM to 3:30PM
- Electrical permit included
- Proposal valid for 30 days

Please feel free to contact me if you have any questions. Thank you for your consideration of this proposal. My cell phone: 320-774-5613

Sincerely,

Kyle Klemek
kylek@ericksonelectricmn.com

Erickson Electric

<u>Material</u>	<u>Cost</u>
Material	\$ 199.30
Tax 7.625%	\$ 15.20
Material MU 10%	\$ 19.93
Permit	\$ -

<u>Labor</u>	<u>Rate/hr</u>	<u>Hours</u>	
PM/Estimator	\$190	1	\$ 190.00
Wireman	\$180	2.32	\$ 417.60
Overtime 1-1/2	\$270	0	\$ -
Overtime double time	\$360	0	\$ -
Labor MU 10%			\$ 60.76

Subcontractor

	Mat.	\$ -
	labor	\$ -
Markup @ 5%		\$ -
Subtotal		\$ 902.79
Bond		\$ -
<u>Total cost for this change</u>		<u>\$ 902.79</u>

Item #	Item Name	Quantity	Price	Ext Price	Labor	Labor Ext CCode	% Ext Price	% Ext Hours
	Field Order 033 backup			<u>\$199.30</u>		<u>2.32</u>	<u>100.00%</u>	<u>100.00%</u>
	Branch Rough			<u>\$182.87</u>		<u>0.72</u>	<u>91.76%</u>	<u>30.77%</u>
8709	3/4 LIQUIDTIGHT FLEX	10.00	\$583.80 C	\$58.38	4.47 C	0.45 cb	<u>29.29%</u>	<u>19.23%</u>
8721	3/4 LIQUIDTIGHT FLEX CONN	2.00	\$6224.26 C	\$124.49	13.41 C	0.27 cb	<u>62.46%</u>	<u>11.54%</u>
	Lugs/Termination/Ground			<u>\$0.00</u>		<u>1.25</u>	<u>0.00%</u>	<u>53.85%</u>
9432	16 GA TERMINATION	12.00	\$0.00 X	\$0.00	0.10 E	1.25 sl	<u>0.00%</u>	<u>53.85%</u>
	Video Cable			<u>\$16.43</u>		<u>0.36</u>	<u>8.24%</u>	<u>15.38%</u>
30082	16/2 SHIELD PLENUM CMP/CL3P	15.00	\$1095.44 M	\$16.43	23.84 M	0.36 vc	<u>8.24%</u>	<u>15.38%</u>
				<u>\$199.30</u>		<u>2.32</u>	<u>100.00%</u>	<u>100.00%</u>



Field Order / Supplemental Instruction

Field Order No.: FO-033

Date: 1/15/2026

To: Kevin Vranicar
Title: Project Manager
Company: Magney Construction, Inc.
Address: 1401 Park Road
 Chanhassen, MN 55317

From: Abby Bowman
Title: Resident Project Representative
AE2S No.: P05434-2020-002

You are hereby directed to execute this Field Order / Supplemental Instruction that interprets or provides for minor revisions to the Contract Documents without changes to the Contract Price or Time.

Referenced Document(s):

Specification Section(s):
Drawing(s):

Description of Interpretation or Change:

Adjust air flow meter location to the longer lay length pipe in the blower room. Swap the pressure gauge and flow meter locations. See sketch attached.

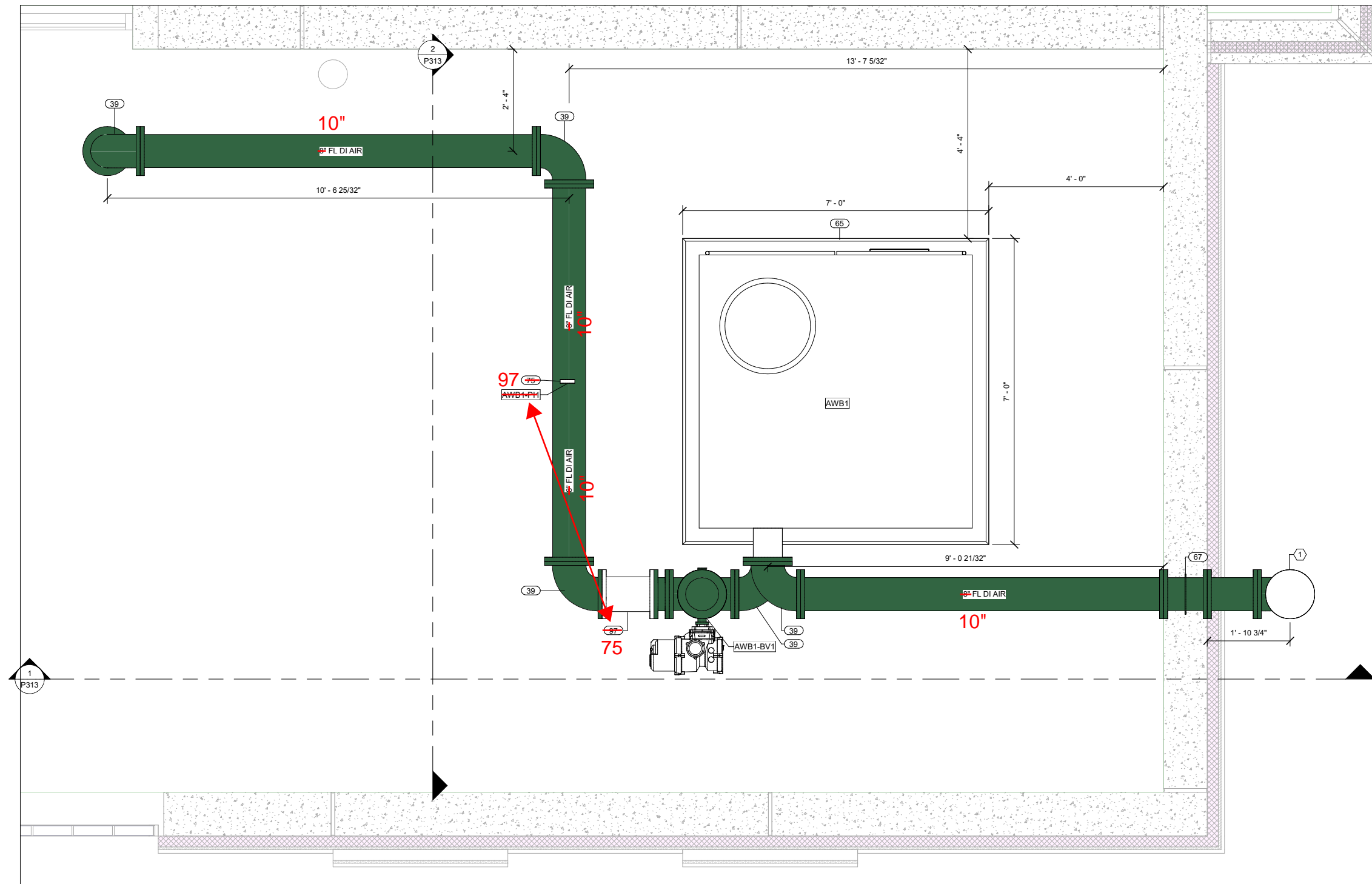
Attachments: Supplemental Instructions

Signature: Abby Bowman

Attachments (list):
 P124,

Copies:

- Posted on Newforma
- Field Office, Ryan Hanson, AE2S
- AE2S File
- Other:



1 WTP - UPPER LEVEL - ENLARGED PLAN - BLOWER
 P124



- IMPROVEMENTS**
- 39 8" FL DI 90° BEND
 - 65 CONCRETE HOUSEKEEPING PAD. SEE DETAIL 6/SD/P703
 - 67 FLxFL WALL PIPE. SEE DETAIL 5/SD/P701.
 - 75 PRESSURE GAUGE. SEE DETAIL 07/SD/P702.
 - 97 8" AIR FLOW METER
- CONSTRUCTION NOTES**
- 1 CONTRACTOR TO SUPPLY INLET/OUTLET PROTECTION SEE DETAIL 11/SD/P702.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Aaron Vollmer*

TYPED NAME: AARON S. VOLLMER

JANUARY 27, 2023 REG. NO. 51388

SYM	DATE	DESCRIPTION	APPR



RAMSEY WATER TREATMENT PLANT
 CITY OF RAMSEY, MN
 RAMSEY, MINNESOTA

WTP - UPPER LEVEL - ENLARGED PLAN - BLOWER

DRAWING TYPE
 CONST.

PREPARED BY
 SGR

CHECKED / APPROVED
 RAH / ASV

DATE
 JAN. 2023

PROJECT NUMBER
 05434-2020-002

SHEET

DRAWING

P124

SEND TO			
Company name AE2S		From Noah Pundsack	
Attention Abby Bowman		Date 1/28/2026	
E-mail Abigail.Bowman@AE2S.com	Phone (763) 463-5036	Magney Proposal No. 0058 Decorative Fence Modifications RFI 080	

Urgent
 Please comment
 Please review
 For your information

Total pages, including cover: 2

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment to complete the requested changes in RFI 080. The Decorative fence will be extended to the gate to close the gap. See the costs associated with change are summarized below.

Labor:

Equipment:

Equipment: Misc. Small Tools And Equipment (10% of Labor)	\$	-
Subcontractor: American Fence Add Decorative Fencing And A Post	\$	630.00
Subtotal	\$	630.00
General Contractor's Overhead	\$	31.50
Bond & Insurance premiums	\$	9.92
Lump Sum Total:	\$	671.42

Additional Calendar Days Required for this Change (Including material lead time):	1.0
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Time extension not approved

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

noahpundsack

Noah Pundsack
 Project Engineer

<i>Accepted By</i>	<i>Date</i>

AMERICAN FENCE COMPANY



Omaha · Lincoln · Grand Island · Sioux City · Des Moines · Cedar Rapids · Sioux Falls · Rochester
AmeriFence Corporation – Kansas City · AmeriFence Corporation – Madison · American Security & Gate Company – Fargo

FENCING & GATE PROPOSAL

Date: 1.28.2026

Attn: ESTIMATING DEPARTMENT

Project: Ramsey WTP – Screen Wall Co

Scope:

Provide and install (1) additional post and approximately 3LF of additional screen wall.

Proposed CO Cost: \$630.00

Unless otherwise stated, pricing does not include excise tax, subject to change after 30 days of date of proposal. This proposal is not binding unless signature is affixed to page two. Do not sign and return this sheet without signed second page. A purchase order initiates your project engineering process and holds your material pricing for 30 days. If American Fence Company does not receive approval to proceed with purchasing within this 30-day period, project pricing is subject to review.

Contact Information: Sly Zipse

O: 507-289-0898 C: 507-718-1437

s.zipse@americafence.com