

7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

June 5, 2019

Re: Project Update Letter #2 – 2019 Ford Brook Estates Street Reconstructions

On Tuesday, May 14, the Ramsey City Council awarded a contract for construction for the Ford Brook Estates Street Reconstruction project to Asphalt Surface Technologies Corporation (ASTECH).

On Tuesday, June 4, the City held a pre-construction meeting with ASTECH. The purpose of the meeting was to review the Contractor's proposed construction schedule, to share contact information, to review the status of permits, and discuss relevant construction related procedures, processes and requirements.

The purpose of this letter is to share the information discussed at the pre-construction meeting with property owners directly impacted by this project so everyone knows what generally to expect as the project begins and progresses, when generally to expect certain things, and who to contact with questions or concerns during the project. Another purpose of this letter is to provide an update on the bid results, which may affect special assessments, and to summarize the assessment process moving forward.

Pre-construction Meeting Update

Construction Schedule – The Contractor currently plans to start work Wednesday, June 12, and to complete work near the end of June, weather permitting. See attached map for scope of work.

Work tasks – During the first 7 to 10 days, equipment will be hauled in, traffic control signs will be installed, trees (with ribbons) will be cleared and grubbed, temporary cluster mailboxes will be installed, pavement from the street and driveway aprons will be removed and hauled off site, and subgrade correction work will be completed (includes removing two-feet of subgrade and installing geotextile fabric, drain tile, culverts/storm sewer, and two-feet of compacted sand. Soil will be ramped up to driveway ends as best as practical during construction to provide access to existing driveways by the end of each workday. Over the next 7 to 10 days, aggregate base will be placed and compacted, and the new bituminous pavement base course will be placed and compacted. Turf restoration will then be completed, followed by paving of the bituminous wear course on streets and driveways.

Access to Properties – The Contractor plans to complete as much subgrade correction work as possible each day to minimize inconveniences to property owners. As previously noted, access to driveways will be provided at the end of each workday. During work days, please plan to park outside the project limits and to walk to your property, as needed.

Cul-de-sac Expansion –

The project was awarded with the alternate bid for expanding the cul-de-sac diameter by 16 feet to allow school buses to use the cul-de-sac to pick up and drop off students, instead of utilizing Highway 47. City Staff and the Contractor will work closely with property owners fronting the cul-de-sac to minimize impacts as much as practical during this work, including matching into existing driveways.

Garbage Pick-up –

Please make sure to place your garbage cart near the end of your driveway before 7 AM on Monday mornings during construction. The Contractor will bring all garbage carts out to the right-turn lane on Highway 47 on Monday mornings, and will return the carts to the ends of driveways at the end of the day.

Contacts –

For questions related to construction of the project, including special access needs or concerns, please contact Aaron Madsen, the City's construction inspector. If you want to discuss the possibility of having our Contractor complete work on your private property, please contact the Contractor directly.

City inspector: Aaron Madsen, 763-286-2579, amadsen@cityoframsey.com

Contractor: Lance Bemboom, 320-248-7720, lanceastech@yahoo.com

Special Assessment Update

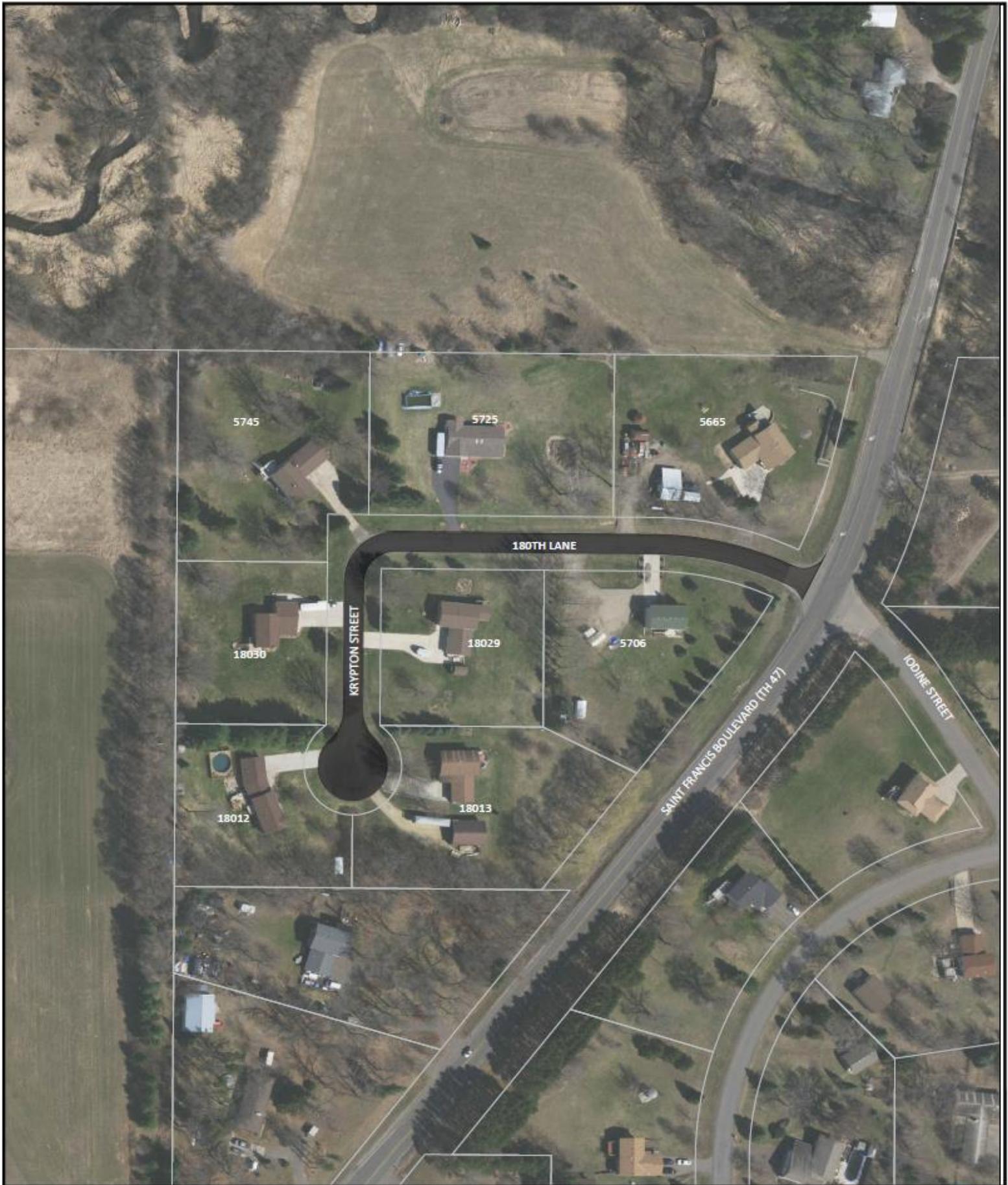
Properties directly accessing reconstructed streets receive special benefit from the improvements and are therefore assessed 25% of eligible project costs per the City's Special Assessments Policy, which is available on-line at <http://www.ci.ramsey.mn.us/DocumentCenter/View/126/Special-Assessment-Policy-PDF>. Eligible costs do not include subgrade correction work, which constitutes a large portion of the work on this project. The City covers 100% of all ineligible project costs, and 75% of all other project costs.

The Feasibility Report identified estimated project costs, which were used to set preliminary assessments. Special assessments for this project were preliminarily adopted at \$3,919.90 per benefiting property. Based on the bids received for this project, which were significantly higher than the estimated costs, special assessments could increase to \$6,635.80 if 25% of eligible project costs are still targeted for collection. However, the preliminary assessment amount of \$3,919.90 remains unchanged. The final assessment amount will not be adopted until an Assessment Hearing is conducted on October 8, 2019. At that time, final construction costs will be known and considered when the City Council adopts the final assessment amount. You will receive advance notice of this hearing via U.S. mail in September, along with detailed information on assessment payment options and timelines.

More information on this project can be found on-line on the City of Ramsey's website at: <http://www.ci.ramsey.mn.us/660/Ford-Brook-Estates-Street-Reconstruction>. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions regarding this letter.

Sincerely,

Bruce Westby, City Engineer



FORD BROOK ESTATES PROJECT SCOPE

