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www.cityoframsey.com

January 28, 2026

Re: Proposed Flintwood Hills 2nd & 3rd Reconstruction

City Improvement Project #26-05 proposes to reconstruct the streets within the Flintwood Hills 2nd & 3rd subdivision, generally located east of Dysprosium Street between CSAH 116 and Nowthen Boulevard (CSAH 5). A figure showing the scope of this project is attached. This project is included in the 2026 – 2035 Capital Improvement Program (CIP) for reconstruction in the summer of 2026. Property owners will not be assessed for these improvements.

On January 27, 2026, the Ramsey City Council approved final plans and specifications and authorized advertisement for bids for this improvement project.

Preliminary Project Schedule:

- March 3, 2026 Bids are received and publicly opened.
- March 10, 2026 Construction contract awarded to the lowest responsible bidder.
- Spring 2026 Anticipated start of construction – based on Contractor’s schedule.
- Summer 2026 Project construction – Contractor will be contractually obligated to substantially complete construction by August 28, 2026. Substantial completion includes the new bituminous pavement being in-place. Final completion, including final restoration of impacted boulevard areas being in-place, must be done by October 2, 2026.

A more detailed schedule will be provided after a contract is awarded and a pre-construction meeting is held with the contractor.

Proposed Improvements:

This project is proposed to be a full reconstruction of the streets including replacing the concrete curb and gutter, and building back a full street section. The new street section will match today’s standards, 6-inches of aggregate base under 3.5-inches of new bituminous pavement. The existing street section is only 4-inches of aggregate base under 2.5-inches of bituminous pavement. Because the total pavement section is gaining thickness, approximately 3-inches of underlying sand base material must be hauled off site.

The new concrete curb and gutter will generally match the elevation and location of the existing curb and gutter. Since driveway locations are known, curb cuts will be added at driveways. Driveway and boulevards will be impacted, typically 6 to 9 feet behind the curb and gutter, though many driveway match-ins must go further than 8 feet back. All work is proposed to occur within the right-of-way.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix.

Property Impacts:

Access to abutting properties will be maintained throughout construction as best as practical. City staff will work with all property owners during construction to ensure they are informed in advance of any work that will affect and/or interrupt access to their property for any significant length of time, particularly due to placing new concrete curb and gutter and reconstructing driveway aprons. Access for emergency services will be maintained throughout construction.

Private lawn irrigation systems may be impacted by this work. If you have a below ground irrigation system, please mark your sprinkler heads with flags or stakes to assist the contractor in preventing or minimizing damage to your system during construction. Free flags are available at the Engineering Department, located on the 2nd floor of the Ramsey Municipal Center. Since the previous update letter, the policy has been changed to include irrigation repairs as part of the improvement project.

Project Funding:

The estimated project costs for the improvements are \$1,277,222. The improvements are proposed to be funded using a combination of Pavement Management Funds and Storm Water Utility Funds. The estimate is based off of final plans and anticipated 2026 construction costs. Final project costs may change depending upon bid prices and actual construction quantities.

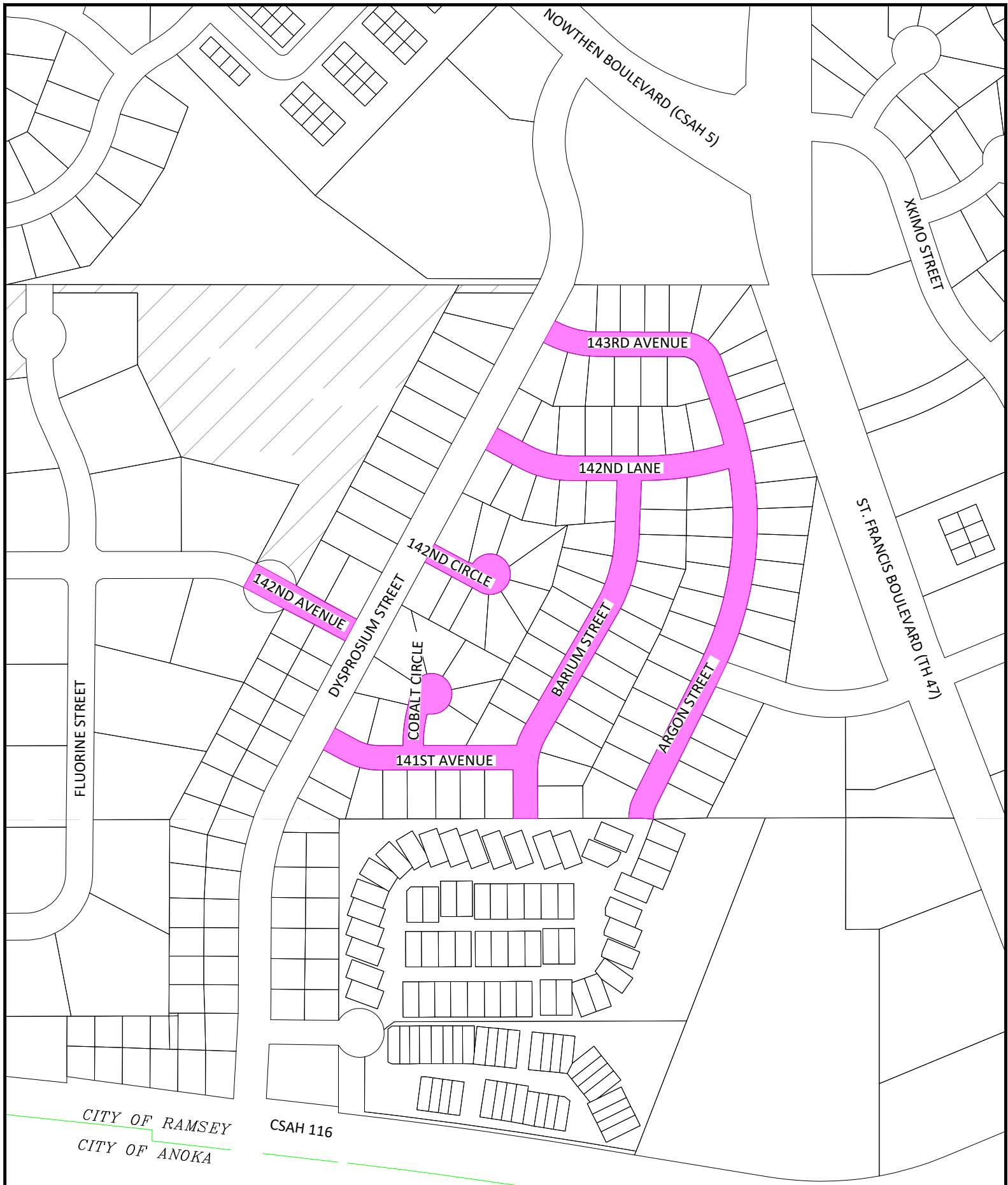
More details on this project are available on the project webpage at: <https://www.cityoframsey.com/1112/Flintwood-Hills-2nd-3rd-Reconstructions>.

Please feel free to contact me at JFeriancek@cityoframsey.com or (763) 433-9893 with any questions or input related to this project. If the project moves forward to construction, you will receive another letter containing more information on the project, including an updated schedule, who to contact during construction, and reminding you to mark underground irrigation lines and components with flags if applicable.

Sincerely,



Joe Feriancek
Assistant City Engineer



IP 26-05
FLINTWOOD HILLS 2ND & 3RD
PROJECT SCOPE

