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www.cityoframsey.com

May 27, 2026

Re: Project Update Letter #3 – Riverside West Street Reconstructions

City Improvement Project #26-06 proposes to reconstruct 137th Avenue & Dolomite Street and mill & overlay Ebony Street within the Riverside West subdivision. A figure showing the scope of this project is attached. This project is included in the 2026 – 2035 Capital Improvement Plan (CIP) for completion in 2026. Property Owners will not be assessed for these improvements.

On May 26, 2026, the Ramsey City Council approved final plans and specifications and authorized advertisement for bids for this improvement project.

Preliminary Project Schedule:

- July 7, 2026 Bids are received and publicly opened.
- July 14, 2026 Construction contract awarded to the lowest responsible bidder.
- Late Summer 2026 Anticipated start of construction – based on Contractor’s schedule.
- Early Fall 2026 Project construction – Contractor will be contractually obligated to substantially complete construction October 2, 2026. Substantial completion includes the new pavement being in-place. Final completion, including final restoration of impacted boulevard areas being in-place, must be done by October 31, 2026. Final restoration may extend into spring of 2027.

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-depth reclamation (FDR) on 137th Avenue and Dolomite Street, which includes grinding up the existing pavement and aggregate base, hauling off excess material, and placing new pavement. Spot concrete curb and gutter replacements will occur, which will require spot driveway end replacements. The majority of concrete curb and gutter and driveways will remain in-place. The city utilities were tested during design, no repairs were found to be necessary in the reconstruction area. Catch basins will be adjusted and/or grouted as part of the project. Ebony Street will receive a 2-inch mill and overlay, as well as spot concrete curb and gutter, sidewalk, and full-depth street patch repairs where necessary.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix. Final boulevard restoration is targeted for fall 2026, but depending on construction timing and weather may require completion in spring of 2027.

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. If you have special access needs, please contact city staff as soon as possible so we can work to accommodate your needs.

Private lawn irrigation systems may be impacted by this work. If you have a below ground irrigation system, we ask that you mark your sprinkler heads with flags or stakes once construction begins 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.

Project Funding:

The estimated project costs for the improvements are \$325,609. 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.

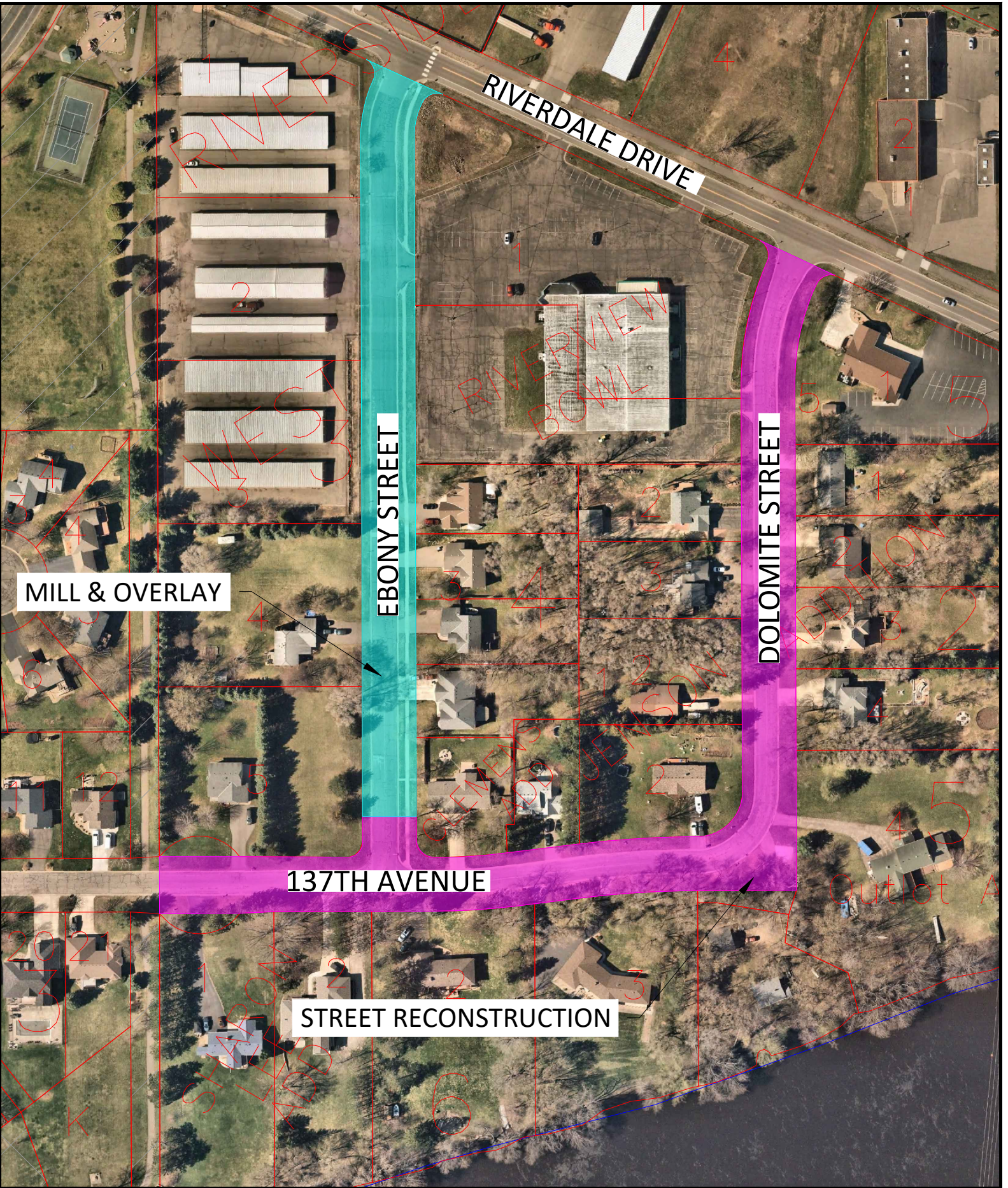
More details on this project are available on the project webpage at: <https://www.cityoframseymn.gov/1113/Riverside-West-Reconstructions-IP-26-06>.

Please 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 26-06
RIVERSIDE WEST
PROJECT SCOPE

