

7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

May 13, 2026

Re: Project Update Letter #3 – Carol-Rose Acres & Sports Haven Street Reconstructions

City Improvement Project #26-03 proposes to reconstruct the streets within the Carol-Rose Acres & Sports Haven subdivisions, generally located west of Variolite Street between 163rd Lane and 166th Avenue. A figure showing the scope of this project is attached. This project is included in the 2026 – 2035 Capital Improvement Plan (CIP) for reconstruction in the summer of 2026.

On May 12, 2026, the Ramsey City Council approved final plans and specifications and authorized city staff to advertise for bids.

Preliminary Project Schedule:

- June 24, 2026 City Council awards a construction contract to the lowest responsible bidder.
- July 2026 Anticipated start of construction. Construction start date will be determined by the contractor.
- July – Sep 2026 Project construction; the Contractor will be contractually obligated to substantially complete construction by September 4, 2026. Substantial completion includes the new bituminous pavement being in-place.
- October 2, 2026 Required final completion date; including final restoration of impacted boulevard being in-place.
- A more detailed schedule will be provided after a contract is awarded and a pre-construction meeting is held with the contractor.

Proposed Improvements:

The street reconstruction is proposed to be a Full-depth Reclamation (FDR) This generally includes: grinding up the existing pavement and underlying aggregate base, hauling off excess material, exposing the underlying sand base to haul off additional material (the overall pavement section will be increased), re-placing aggregate base, placing new pavement in two lifts, restoring the boulevard with a minimum of 4-inches of topsoil and hydroseeding a residential turf mix. The road elevation and width are generally staying in the same location, with some minor corrections. Impacts to the existing driveways and boulevards is approximately 6 to 8 feet from the edge of pavement, in some areas this may increase. Driveway end replacements will match existing material(s). Street crossing culverts will be replaced, though driveway culverts will not.

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 reconstructing driveway aprons. Access for emergency services will be maintained throughout construction. If you have special access needs during construction, please contact us as soon as possible so we can work to accommodate your needs. Since the previous mailing the city policy regarding repairs to underground irrigation systems has changed. The project will now include repairing damage to systems impacted by these improvements.

Project Funding:

The estimated project costs for the proposed improvements are \$991,491. Estimated costs include 23-percent indirect costs for administrative, engineering, finance, and legal costs. The improvements are proposed to be funded using a combination of Pavement Management Funds and Storm Water Utility Funds. Property Owners will not be assessed for these improvements. This is an estimate based off of the final plans and anticipated 2026 construction costs. Final project costs may change depending upon bid prices and actual construction quantities.

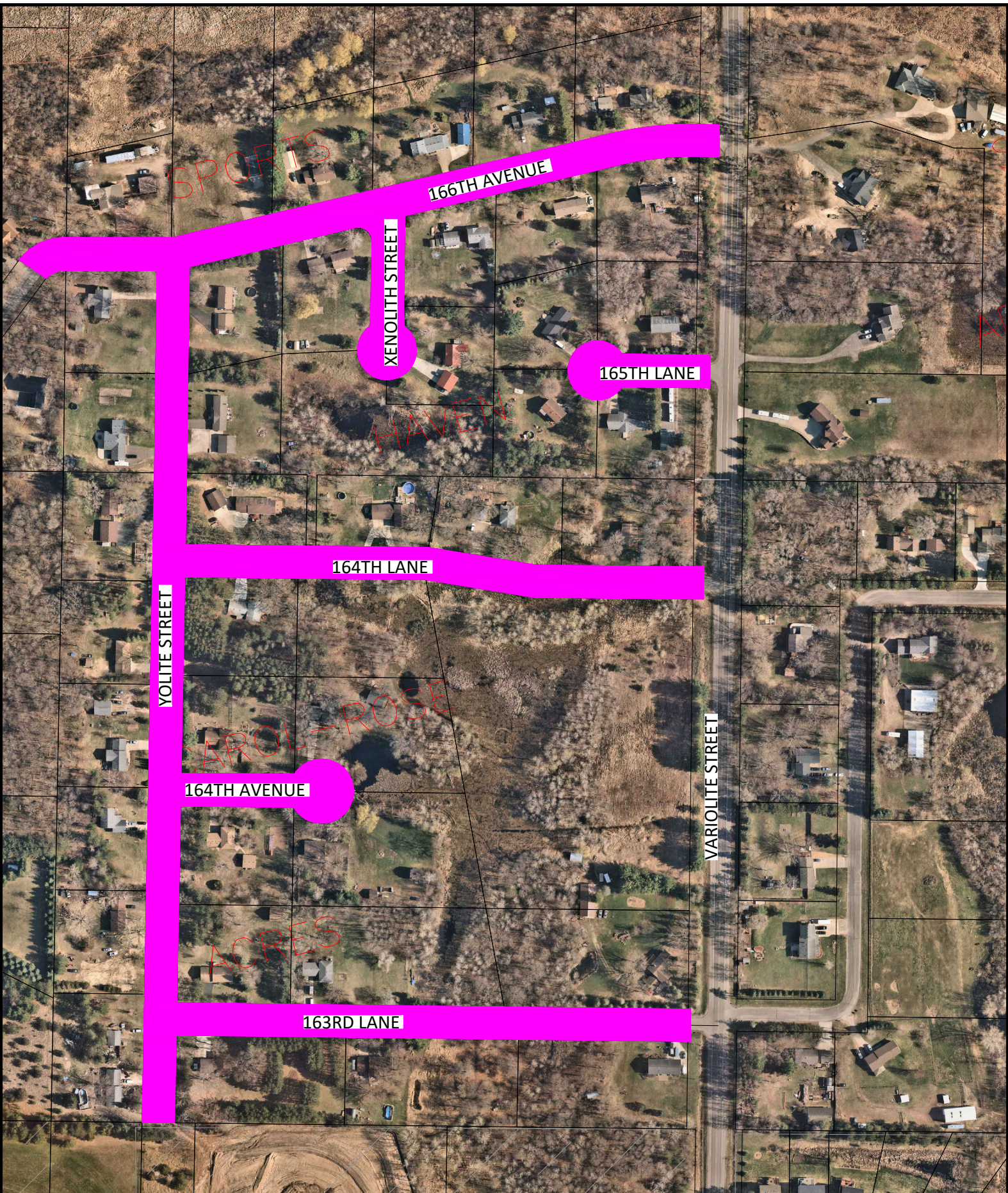
More details on this project are available on the project webpage at <https://www.cityoframsey.com/1110/Carol-Rose-Acres-Sports-Haven-Reconstruc>.

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 26-03
CAROL-ROSE ACRES & SPORTS HAVEN
PROJECT SCOPE

