

7550 Sunwood Drive NW • Ramsey, MN 55303

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www.cityoframsey.com

January 14, 2026

Re: Proposed Section 01 Unplatted Street Reconstruction

City Improvement Project #26-07 proposes to reconstruct the streets within the Section 01 Unplatted subdivision, generally located west of CSAH 7 and south of 179th Lane (CR 27). 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.

On January 13, 2026 the Ramsey City Council approved final plans and specifications and authorized city staff to advertise for bids.

Preliminary Project Schedule:

- February 11, 2026 Bids are received and publicly opened.
- February 24, 2026 City Council awards a construction contract to the lowest responsible bidder.
- Spring 2026 Anticipated start of construction; this will be impacted by the Contractor's proposed schedule. Construction may not start until the summer months.
- Summer 2026 Project construction; the 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:

The reconstruction of the streets is generally proposed to be a Full-Depth Reclamation (FDR). FDR projects include: grinding up the existing pavement and aggregate base, hauling off excess material, exposing the underlying sand base to haul off additional material (the overall pavement section will be increased), placing aggregate base (made up of recycled reclaim material), shaping and compacting the aggregate base, and placing 2 lifts of new bituminous pavement on top. The bituminous curbing is proposed to be replaced with surmountable concrete curb and gutter where necessary for drainage. Due to marginal subbase materials discovered during the geotechnical report, soil corrections will be required along 178th Lane, 179th Avenue, and the north half of Tonto Street. The soil corrections will include removal and replacement of an additional 1-foot of sand below the pavement section. The streets will be put back to approximately the same location and elevation. Typical impacts of FDR projects include matching into the existing driveways and boulevards approximately 6 to 8 feet from the edge of pavement.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix. In areas of steep side slopes, erosion control blanket will be used. Minor grading of the swales to match into the new culverts is proposed. Only street crossing culverts are proposed to be replaced using reinforced concrete pipe. In areas with curb and gutter, catch basin inlets will be placed in the curb flowline to replace bituminous flumes.

Municipal sewer and water do not exist within the project area, extension of municipal utilities to this subdivision are not proposed as it is outside of the 2040 MUSA.

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.

Project Funding:

The estimated project costs for the proposed improvements are \$1,540,469. 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 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.

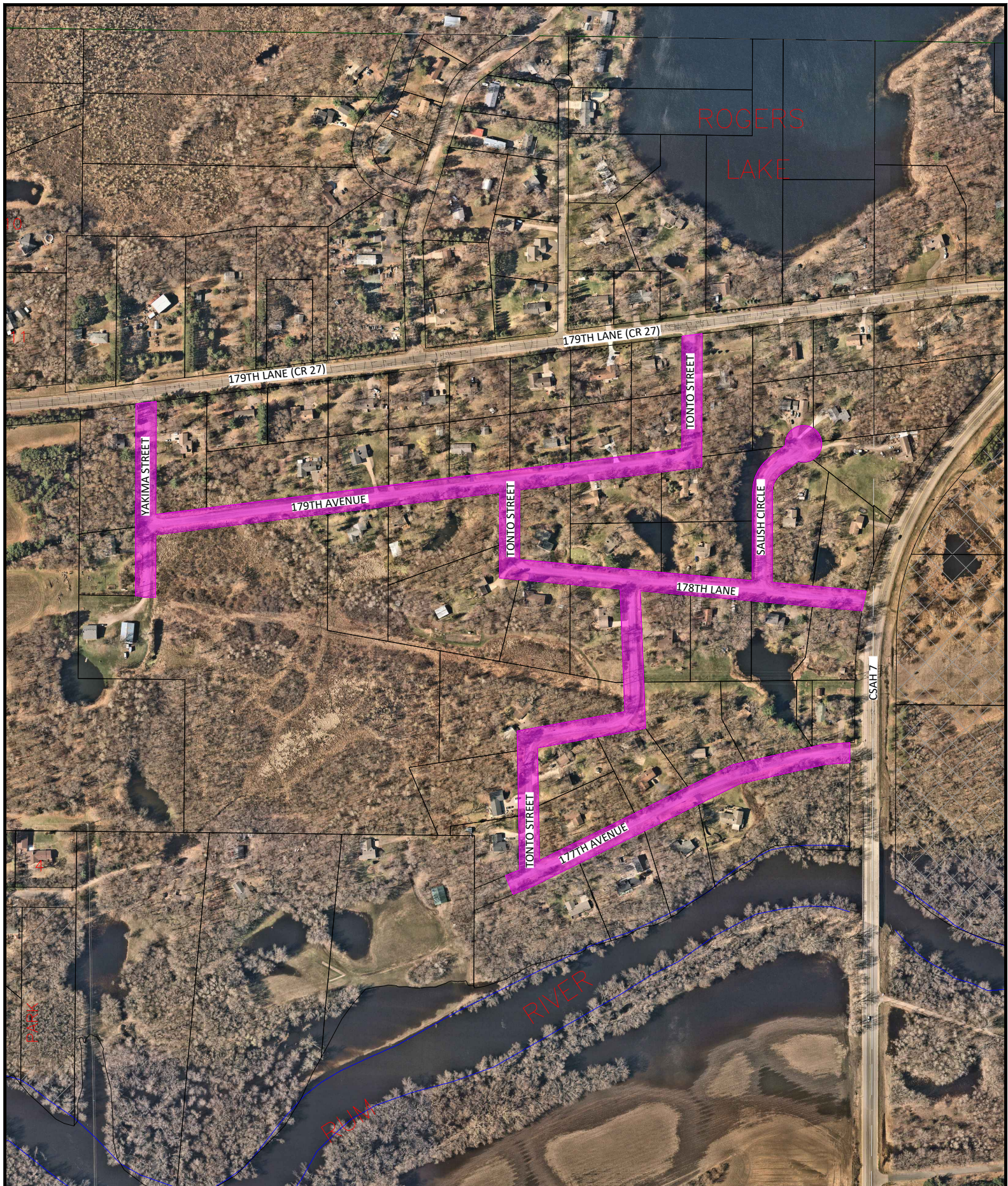
More details on this project are available on the project webpage at: <https://www.cityoframsey.com/1114/Section-01-Unplatted-Reconstruction>.

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,

A handwritten signature in blue ink, appearing to read "Joe Feriancek".

Joe Feriancek
Assistant City Engineer



IP 26-07
SECTION 01 UNPLATTED S/O CR 27
PROJECT SCOPE

