



December 17th, 2025

Jay Biedny, Capital Projects Manager
Yao Xiao, Senior Project Manager
Dakota County
Administration Center
1590 Highway 55
Hastings, MN 55033

RE: Miesville Ravine Park Reserve Improvements Additional Services Request

Dear Jay and Yao,

As the HKGi Team works to ensure desired improvements are suitably designed to the site, properly permitted, easy to maintain, safe, and will meet the needs of the park reserve's visitors, we have assisted with several tasks at the request of staff or as a response to project unknowns that have required additional time and fee be spent. The following list outlines these tasks, the reason for undertaking them, and the cost.

1) Permit to Take Avoidance

When the HKGi Team prepared the April 21, 2025 additional services request, we had not yet received the endangered and threatened species survey, and we explicitly stated that work related to a U.S. Fish and Wildlife Service (USFWS) Permit to Take for endangered and threatened species was not included and would be additional should it be required. Results of the survey indicated the presence of three separate species of concern for which the HKGi Team was required to demonstrate avoidance. The team worked to revise project elements including the location of the bridge over Trout Brook and the surfacing of a portion of the trails in order to prevent the need for a Permit to Take and satisfy USFWS comments.

Cost: \$6,420

2) Assistance with Well Drilling RFP and Drinking Fountain Coordination

The original RFP for the project indicated that the selected team should explore the option to connect to water main or install a well for drinking water. The HKGi Team determined that drinking water via a well would be the most cost-effective option. In order to obtain water testing that might assist in assessing the need for additional treatment equipment, the County determined that well drilling should be done as a separate, earlier project than the remainder of the work. County staff proceeded to draft an RFP to hire a well driller and requested HKGi's assistance with composing the RFP and providing plans and diagrams to illustrate potential locations, necessary avoidance of protected species, and proposed electrical and water line connections. HKGi made a site visit to meet with potential drillers and answer their questions at County Staff's request. The HKGi Team also coordinated with staff and the well driller on pump sizing, potential water quality treatment, and a well house or other utility enclosure. Our team has also assisted with obtaining a DoLi Plumbing Permit for the drinking fountain, which was not part of our assumed scope.

Cost: \$5,355

3) Incorporation of Significant Owner Directed Project Re-design Post-DD

While an ADA-accessible paddle launch was to be included as part of the project per the original RFP and was included in the design documents through Design Development, meetings with potential dock vendors and others who have experience installing and using these dock systems raised some concerns about the suitability of this location for a dock. Difficulties with installation and staffing/equipment availability for removal, longevity of the dock in intense flood conditions, maintenance, and storage all factored into staff's decision to pivot away from this feature at Miesville Ravine Park Reserve.

At staff's request, the HKGi team explored alternate options for a water access that did not include a dock, and refined concepts into a preferred design with adjusted site grading, new details, and revised permitting documents.

Cost: \$6,240

4) Xcel Energy Easement Permit Application and Revisions

It was not known that the project would be subject to review by Xcel until the title work for the project was completed after our contract had begun. The project team is undergoing coordination efforts with Xcel to facilitate approval of work within their easement. Assistance with preparation of an Xcel Energy Permit Application, response to comments, and potential plan revisions were not included in the original RFP or Additional Service contract amendment.

Anticipated Cost: \$3,420

5) Construction Administration Permit Reporting Services

When we responded to the RFP, permitting complexity was not yet known, and our anticipated scope of Construction Administration work did not factor in hours to coordinate with permitting agencies to oversee and track compliance in the field. Now that we understand the range of permit requirements, we anticipate additional site visits and coordination will be necessary to ensure construction proceeds smoothly.

Anticipated Cost: \$4,500

Summary of Fees by Additional Service

Service 1: Permit to Take Avoidance.....	\$6,420
Service 2: Assistance with Well Drilling RFP and Drinking Fountain Coordination.....	\$5,355
Service 3: Incorporation of Significant Owner Directed Project Re-design Post-DD.....	\$6,240
Service 4: Xcel Energy Easement Permit Application and Revisions.....	\$3,420
Service 5: Construction Administration Permit Reporting Services.....	\$4,500
Total	\$25,935

The HKGi Team is devoted to getting Miesville Ravine Park Reserve’s trailheads constructed in a way that meets the County’s desires and will provide an exceptional visitor experience for years to come. Navigating the jurisdictional complexity of the site and the permitting unknowns is all part of the process, and while it has taken a bit more effort than expected to do so, we believe it is in service to an extraordinary place.

Sincerely,



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