



15911.00

October 31, 2025

Keelee Roggenbuck
Project Manager, Dakota County
14995 Galaxie Avenue
Apple Valley, Minnesota 55124

Subject: New Contract Request for Professional Services for Concord Boulevard and Mississippi River Greenway Corridor and Crossing Improvement Project

Dear Keelee Roggenbuck:

This contract request is respectfully requested for the Professional Services by and between Dakota County and SRF Consulting Group, Inc. This contract request is for continuing services for a previous contract that was entered on September 6, 2022 and expired December 31, 2024. The expired contract still contains \$11,525.71 of funds that are needed to complete the professional services for the project.

Additional Services

SRF Consulting Group has valued the opportunity to collaborate with Dakota County in developing concepts and design plans for this innovative pedestrian and greenway crossing enhancement project. The additional work encompasses five key tasks: project management, public involvement, and additional design work for the Concord Boulevard pedestrian crossings, 80th Street trail, and other Mississippi River Greenway crossing improvements.

The requested contract will cover the efforts made toward achieving the final 100% plans, as well as the additional work beyond the original scope outlined in the initial proposal, Amendment #1, and Amendment #2. The following provides the context and justification for additional design services under a new contract.

The contract extension in Amendment #2 moved the project deadline to December 31, 2025, with the goal of completing 100% plans and the project letting in the fall of 2025.

Additional Work Summary

Below is a summary of the services not included in our original scope, Amendment #1 or Amendment #2.

Task 1 – Project Management: The additional work has primarily involved increased coordination and meetings since the 90% plan submittal and last open house. This includes additional meetings with County staff (including a new county Project Manager), expanded contract administration, coordination on several new design elements, and efforts to potentially modify the current plan set.

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The following has been identified as additional work under Task 1:

\$ 8,954	Original Task 1 budget
\$ 2,918	Amendment #1 request
\$ 12,940	Amendment #2 request
<u>\$ 14,555</u>	<u>New Contract request</u>
\$39,367	Revised Task 1 budget

Task 2 – Public Involvement: This work involves a planned Open House that goes beyond the original and previously amended scope. The purpose of this additional Open House is to present and discuss the final improvements and the construction schedule, if requested.

The following has been identified as additional work under Task 2:

\$ 14,447	Original Task 2 budget
\$ 0	Amendment #1 request
\$ 4,504	Amendment #2 request
<u>\$ 4,988</u>	<u>New Contract request</u>
\$ 23,939	Revised Task 2 budget

Task 9 – PS&E: This work involves adding enhanced crossings at 15 intersections along Concord Boulevard. However, three items were not included in the original and previously amended scope.

Concord Lane Conversion Design (Cahill to Corcoran): Based on feedback from the open house and discussions with County staff, it was directed by county staff to develop a re-striping and signing plan to reduce the number of lanes in this roadway section. The additional work included concept drawings, coordination meetings, and the final plans to implement this change. Ultimately, due to sight line concerns caused by curvature in the road, the changes were not included in the final plans.

Concord Mid-Block Crossing (between Concord Ct and Cooper): While the original scope covered 15 intersections, it did not include a mid-block crossing. Following feedback from the open house, a mid-block crossing treatment was requested by county staff. This was added to the project at the 90% design stage and required additional design work, plans, and updates to the cost estimate.

Three Intersection revisions at 90% Plans: The intersections at 66th Street, 68th/Dickman, and 78th/Dickman underwent substantial design and redesign in the early stages of the project. Although a preferred alternative was selected and proceeded through design for the past 18 months with no major changes anticipated, at the 90% design stage it was requested by county staff that the overall design of these intersections be revisited. This additional work involved developing several alternative concepts and truck turning movements in response to city and county comments and additional coordination/concept updates along the way. Additional out of scope time was required to override the active base files with new geometry, revised removals, and updated storm design. Each intersection has alignments and profiles along curblines and proposed trail centerlines which were used to develop plan sheet elements including curb ramp points, slope labels, and intersection details. While minor revisions are typically anticipated between 90% and 100% submittals, the nature

of the requested changes by county staff at these intersections required substantial redesign of each intersection and rebuilding new alignments, profiles, and corresponding points and storm sewer.

Major revisions that impact curblines at 90% design leads to a greater number of revisions that ripple across all plan sheets within the entire plan set. This impacts overall plan sheet organization to ensure all plan sheets and tabulations, as well as the cost estimate are accurately completed.

The following has been identified as additional work under Task 9:

\$ 51,042	Original Task 9 budget
\$ 78,002	Amendment #1 request
\$ 148,912	Amendment #2 request
<u>\$ 98,923</u>	<u>New Contract request</u>
\$ 376,879	Revised Task 9 budget

Task 12 – 80th Street Trail: This work task involves adding a trail on the north side of the roadway. However, three key items were not included in the original and previously amended scope.

Tree Removal Plan and Specifications: Although tree removal would typically be covered in the removal section of the plan, the requirement to remove the trees during winter necessitated the development of separate tree removal plans, specifications, and bidding process. This led to modifications to the existing plan set and the creation of this additional plan set.

Retaining Wall: The project includes a large retaining wall at the far west side of the corridor, for which we were scoped to develop one (1) design alternative, specification, and estimate as scoped in Amendment #2. However, a more extensive and unplanned alternatives development and analysis process was requested by county staff. This involved developing, evaluating, coordinating, and estimating the cost of three (3) retaining wall concept designs, per the County's request to 1) reduce trail boulevard, 2) reconstruct the curbline closer to the travel lane as options to minimize right-of-way impacts and reduce the wall height, and 3) county standard 10' trail and 6' boulevard with required retaining wall to accommodate. Additional coordination and refinement with city and county staff selected a wall alternative which spans approximately 1,000 feet (option #3).

Enhanced Intersection Crossings: While the scope of Amendment #2 included a trail on the north side of the roadway and curb ramp upgrades only, it did not account for enhanced intersection crossings as requested by county staff – curb extensions and pedestrian refuge medians – at Cleadis, Cooper, and Dana Path. County staff requested modifications to all quadrants of Cleadis and Cooper (curb extensions) and a pedestrian refuge median at Dana Path. This additional design and plan preparation was not anticipated and led utility impacts and additional alignments, profiles, and three-dimensional design relative to curb ramp design only.

The following has been identified as additional work under Task 12:

\$ 0	Original Task 12 budget
\$ 0	Amendment #1 request

\$ 126,550	Amendment #2 request
<u>\$ 21,090</u>	<u>New Contract request</u>
\$ 145,528	Revised Task 12 budget

Task 13 – Greenway Crossing Improvements (5): This task outlined in Amendment #2 involves improving five greenway crossings. However, the crossing at 125th Street/Nininger Road required more extensive design and improvements than what was scoped in Amendment #2. Due to the gravel roadway and existing drainage issues, the preferred solution selected by county staff involved paving approximately 800 feet of township roadway and implementing drainage enhancements. Extra effort included roadway alignment and profile, roadway typical section, ditch alignment and profile, culvert design, and additional plan sheet effort for removals, turf establishment, and utility coordination.

The following has been identified as additional work under Task 13:

\$ 0	Original Task 13 budget
\$ 0	Amendment #1 request
\$ 23,692	Amendment #2 request
<u>\$ 9,420</u>	<u>New Contract request</u>
\$ 33,112	Revised Task 13 budget

Task 14 – Construction Administration (Fixed Budget as Authorized)

This task will be reserved by the consultant for budgeting an additional \$20,000 and representative hours for construction coordination activities, approval of shop drawings, preparation of change orders, supplemental instructions, and review of reports if such work is authorized by the county

The following has been identified as new work under Task 14:

<u>\$ 20,000</u>	<u>New Contract request</u>
\$ 20,000	New Task 14 budget

Task 15 Final Plan Modifications and Updates

This task covers plan modifications that arose after the final 100% plan submittal and based on additional MnDOT and Metro Transit plan requests and comments. These plan refinements include items such as adding the bus pad at 80th Street, incorporating retaining wall and SEQ updates, and addressing minor requests. These design and plan modifications were necessary to ensure the plans are ready for bidding with the proposed funding.

The following has been identified as new work under Task 15:

<u>\$ 6,000</u>	<u>New Contract request</u>
\$ 6,000	Revised Task 15 budget

Previously Approved Services (Amendment #2):

This task accounts for professional services that were approved in Amendment #2 but not invoiced prior to the contract expiration on December 31, 2024. The work, totaling \$11,525.71, was completed primarily in support of the PS&E phase, with some effort spread across other project tasks. This request was for services already performed but not invoiced during the previous contract.

\$ 11,526 Contract request from Amendment #2 into New Contract

Expenses

Additional expenses for NPDES Permit of \$400 that was not in the original budget and the previous amendments.

Budget Summary

We respectfully request a contract with a budget of \$186,902 which includes all work tasks listed in this scope of work. The previous contact budget was \$606,520 with a new anticipated combined contracts budget of \$781,896 which includes approval of a new contract. Current SRF time spent on the project, as September 29, 2025, is approximately \$810,928 with an anticipated \$24,988 of work to complete the project. SRF has agreed to a write-off of \$42,494, the difference between the requested contact amount minus the tasks still to be completed and the work through September 29, 2025. The attached worksheet provides additional breakdown of the fees.

Acceptance

We appreciate your consideration of contract request and look forward to continuing to work with you on this project. It is a pleasure completing this important work with Dakota County. Please contact us if you have any questions or need additional information.

Sincerely,



Patrick Corkle, PE (MN,WI,NE)
Project Director



Chris Brown, AICP, PTP
Project Manager

SRF CONSULTING GROUP, INC.

This cost proposal is valid for a period of 90 days. SRF reserves the right to adjust its cost estimate after 90 days from the date of this amendment.