



October 9, 2025

Doug Abere
Senior Project Manager
Dakota County Transportation

Re: Amendment No. 2 to DCA20482 (CP 42-163)
Scope and Fee Memorandum

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared the following Scope and Fee Memorandum to document the additional services requested by Dakota County in delivery of the Preliminary and Final Design of CP 42-163 (CSAH 42) project. Amendment No. 2 is necessary to account for the additional effort to complete the additional environmental and geotechnical investigation, increase in public/private utility coordination, project limit extensions, right-of-way services, and additional environmental documentation.

AMENDMENT NO. 2 – SCOPE OF SERVICES

TASK 1 PROJECT MANAGEMENT

As a result of the additional design, right-of-way, and agreement coordination, the project delivery schedule has been elongated by a total of 18 months from the original project schedule assumptions, and additional 8 months from the effort provided in Amendment No. 1. The following additional effort is anticipated to be required under this task:

- Additional 8 months of general project management including monthly scheduling, invoicing, and general/weekly project management meetings and coordination.
- Up to eight (8) additional PMT meetings.
- Up to sixteen (16) additional PM Check-In meetings
- Additional quality control and quality assurance effort in correlation to the expanded project scope.

TASK 5 SURVEY, WETLANDS, CULTURAL RES., AND DRAINAGE ASSESS

Additional topographic survey is needed to support the drainage design at Apple Grove Park and support the physical locating of the Northern Natural Gas Line that crosses the CSAH 42 corridor. The additional topographic survey will be completed to support final design plans for the proposed roadway, stormwater, and utility designs.

TASK 6 CONCEPT ALTERNATIVES AND PRELIMINARY DESIGN

As the project design has progressed, additional concept alternatives and preliminary design effort is required for impacts to private properties along the corridor. The design team will assist County staff in coordination with property owners, concept site planning, and preliminary design for the following properties where significant impacts are anticipated as a result of the project.

- Flowerama
- Boosch Tabacco
- Shell Gas Station
- Valvoline
- Frontage Road Business Center (formerly Broback Center)
- Theisen/Paulseth Residential Property

TASK 7 GEOTECHNICAL AND PAVEMENT EVALUATION (WITH PHASE I & PHASE II ESA)

Task 7.1 Additional Geotechnical Services

Braun Intertec will perform additional geotechnical services for the design and construction of the western end of CSAH 42 where grade will be raised and the existing sheet pile wall extended to accommodate. Braun will perform a staged surcharge analysis on this stretch of CSAH 42 using Plaxis 3D Connect Edition, version 2024.1.0.1060. The staged surcharge analysis will help determine the timeframe, lateral extents, staging requirements, and total settlement associated with the raise in grade in this area of the project site. In addition, we will also help determine how much additional loading will result on the existing wall and how tieback anchors will interact with the surcharge.

In addition to the surcharge analysis, Braun will review the provided sheet pile wall extension plans and provide the project team with information that can be used in final design of the sheet pile extension, including minimum length of tieback to exposed height of wall ratio for global stability, adhesion capacity of soil layers, recommended installation lengths and angles, and minimum bonded/unbonded anchor lengths. Following completion of the surcharge analysis and sheet pile extension review, a final geotechnical evaluation report will be compiled outlining the results of our additional work.

Task 7.3 Environmental Services – Limited Phase II

Based on the findings of the Modified Phase I ESA, numerous medium and high-ranked sites of concern were identified within a 500-foot buffer of the Project Corridor, particularly at the intersection of CSAH 42 and Garden View Drive. Braun Intertec, as a Kimley-Horn sub-consultant will complete a Limited Phase II Drilling Investigation. We assume up to 10 soil borings drilled to a depth of 25 feet below ground surface (bgs) with temporary monitoring wells at each location. Soils will be classified in the field and soil discoloration, odors, and indications of debris will be documented, if detected. Selected soil samples will be collected and chemically analyzed to determine the presence of impacts. For the purpose of this amendment, we assume that a maximum of 20 soil samples (two per boring) will be collected and analyzed the following parameters:

- Volatile organic compounds (VOCs) using United States Environmental Protection Agency (EPA) Method 8260.
- Polyaromatic hydrocarbons (PAHs) using EPA Method 8270.
- Eight Resource Conservation and Recovery Act (RCRA) metals using EPA Methods 6020 and 7471.
- Diesel range organics (DRO) using the Wisconsin Department of Natural Resources (WDNR) Method.
- Gasoline range organics (GRO) using the WDNR Method.

Temporary monitoring wells will be installed in each of the soil borings, assuming the groundwater table is encountered. Prior to sampling the temporary monitoring wells, static groundwater levels in each monitoring well will be measured to the nearest 0.01 foot and recorded. Groundwater samples will be placed directly into laboratory-supplied containers, preserved appropriately, and submitted to the laboratory for chemical analysis. For the purposes of this amendment, we assume that a total of 10 groundwater samples will be collected from the temporary monitoring wells and submitted to the laboratory for analysis of the following parameters:

- VOCs using EPA Method 8260.
- Semi-volatile organic compounds (SVOCs) using EPA Method 8270.
- Dissolved 8 RCRA metals using EPA Methods 6020 and 7470.
- DRO using the WDNR Method.
- GRO using the WDNR Method.

Braun Intertec will prepare a project-wide Request for a No Association Determination (NAD) for the

submittal to the MPCA Brownfield Program on behalf of Dakota County based on the results of the Limited Phase II and proposed ROW. Please note, with this enrollment, the MPCA will require an approved RAP/CCP prior to construction, a RAP Implementation Report after construction, and potentially additional documentation once the project is complete.

Braun Intertec will prepare a RAP/CCP for the project. The RAP/CCP will summarize existing environmental data, discuss impacts to soil and/or groundwater affecting the proposed construction, present a framework for managing contaminated media to be encountered during construction, and describe proposed response actions and required environmental monitoring and testing. The draft RAP/CCP will be sent to Kimley-Horn and Associates, Inc. (KHA) and Dakota County for review and comment in advance of MPCA submittal. Only an electronic copy of the RAP/CCP report will be submitted. Costs for Regulatory Assistance do not include MPCA document review fees required for Brownfield Program review. These will be billed to Dakota County directly from the MPCA.

TASK 8 PUBLIC AND PRIVATE UTILITY IDENTIFICATION AND COORDINATION

The development of the preliminary and final design of the CSAH 42 roadway and storm sewer improvements has identified significant additional effort to coordinate the City utility project improvements and potential impacts to private properties and private utilities within the corridor. The project team will also conduct additional individual private utility meetings with specific owners (GRE and Northern Natural Gas) to coordinate construction impacts and mitigation for their major utility infrastructure. The following additional effort is anticipated for the design and coordination of the private and public utility relocations.

- Private Utility Coordination
 - Additional materials, preparation, and attendance for specific GRE focused meetings
 - Coordination on potholing and GRE structural design alternatives
- Public Utility Coordination
 - Development of typical section concepts to assist in coordination between final utility locations for public and private entities
 - Three public utility design/coordination workshops

TASK 10 FINAL ROADWAY AND GEOMETRIC DESIGN PLANS

Through the process of finalizing preliminary design and preparation of the 60% Plans, the following additional effort has been identified to complete final construction document for the expanded project scope. The additional efforts provided below are in addition to assumptions provided in the RFP and Amendment No. 1.

- Development of sheet pile wall and surcharge design details and plans for the Redwood Pond area
- Cast-in-place retaining wall design along CSAH 42 (previously assumed concrete barrier)
- Expansion of project limits to Pennock Avenue and Redwood Drive to accommodate additional City utility work and construction staging tie-ins
- Significant revisions to roadway geometrics and profiles for both CSAH 42 and frontage roads to minimize extents of retaining walls and provide appropriate driveway tie-in slopes along frontage roads.
- Additional plan sheet preparation and evaluation of construction staging to accommodate profile modifications, surcharging, and sheet wall construction not assumed as part of RFP.
- Additional cost estimating and preparation of cost splits in support of JPA with City of Apple Valley
- Integration of plans and specifications, including preparation of SEQ for City utility and lighting project improvements

TASK 13 RIGHT-OF-WAY (R/W) MAPPING

Following the development of construction limits, temporary easements, and permanent easement needs, Kimley-Horn will create parcel sketches detailing right-of-way impacts at affected parcels throughout the corridor. The original scope of work assumed the preparation of parcel sketches would be completed by others. The additional effort required to complete parcel sketches and support the County ROW acquisition process includes the following:

- Complete parcel sketches for up to eighty-eight (88) properties requiring temporary or permanent easement.
- Coordinate and update sketches/documents through the appraisal and right-of-way coordination phase with property owners.
- Prepare parcel sketch updates and comparison analysis for up to eighty-six (86) additional permanent and temporary easement needs for City utility project improvements.
- Up to three (3) workshops with City of Apple Valley and/or County ROW staff and appraisal consultants review easements needs and coordinate the easement acquisition process.

TASK 14 ENVIRONMENTAL DOCUMENTATION, SECTION 4 (F), AND PERMITS/APPROVALS

As a result of the work of the MnDOT Cultural Resources Unit and progression in design of CSAH 42 in relation to Section 4(f) requirements, the following additional environmental documentation efforts will be required to attain necessary permits and approvals before finalizing plans:

- Preparation of a Section 4(f) Temporary Occupancy form for temporary easements required at approximately 74 properties located within the newly established Orrin Thompson Apple Valley Historic District. The form will be distributed to the Minnesota State Historic Preservation Office for concurrence. A signed form will be attached to the NEPA document.
- Preparation of a De Minimis Determination Notice of Intent Request form for MnDOT for permanent easements/ROW acquisition at approximately 74 properties located within the newly established Orrin Thompson Apple Valley Historic District. Preparation of a Request for Concurrence on Effects to Section 4(f) Resource Letter which summarizes comments received and how they have been considered. Includes advertisement for a public hearing and a 14-day comment period. The Request for concurrence of effects letter will be submitted to FHWA for review.
- Preparation of a De Minimis Determination Notice of Intent Request form for MnDOT for impacts to Apple Grove Park. Preparation of a Request for Concurrence on Effects to Section 4(f) Resource Letter which summarizes comments received and how they have been considered. Includes advertisement for a public hearing and a 14-day comment period. The Request for concurrence of effects letter will be submitted to FHWA for review.



AMENDMENT NO. 2 – SUMMARY OF FEES AND EXPENSES

The table below summarizes the estimated fees and expenses for the Additional Services set forth above as Amendment No. 2. A detailed hourly breakdown is attached to this memorandum.

TASK	FEES	EXPENSES	TOTAL
Task 1 Project Management	\$ 39,170	\$ 400	\$ 39,570
Task 5 Topographic Survey	\$ 9,960	\$ 0	\$ 9,960
Task 6 Concept Alts and Prelim Design	\$ 25,040	\$ 300	\$ 25,340
Task 7 Geotechnical and Pavement Evaluation	\$ 95,000	\$ 200	\$ 95,200
Task 8 Public and Private Utilities	\$ 44,765	\$ 400	\$ 45,165
Task 10 Final Roadway and Geometric Design Plans	\$ 254,230	\$ 2,500	\$ 256,730
Task 13 Right-of-way (R/W) Mapping	\$ 94,360	\$ 900	\$ 95,260
Task 14 Environmental Documentation	\$ 30,960	\$ 300	\$ 31,260
Totals	\$ 593,485	\$ 5,000	\$ 598,485

The original Contract Amount of DCA20482 was \$959,920 as approved by the County Board (Resolution 23-209), Amendment No. 1 as approved for a total of \$619,285, and Amendment No. 2 totals \$598,485 for a total revised Contract Amount of \$2,177,690.

Please reach out to me with any questions on any information provided as part of this amendment.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Eric Fosmo, PE
Vice President/Project Manager

Attachments: Amendment No. 2 Detailed Fee Estimate

		Project Manager/ QA/QC	Task Lead	Staff Engineer or Planner	Graduate Engineer or Planner	CAD/Graphics Designer	Admin	Sub-Consultant (Survey)	Sub-Consultant (Geotech)	Total Hours	Expenses	Estimated Fees
TASK 1 PROJECT MANAGEMENT												
1.1	General Project Management	32	32	8			4			76		\$15,880
1.2	Project Management Team (PMT) Meetings (Up to 8 additional) Bi-weekly PM Check in Calls (up to 16 additional)	24	24		24					72		\$14,040
1.3	MnDOT Coordination, One (1) Federal Aid Kickoff Meeting									0		\$0
1.4A	Redwood Park Design/Permit Coordination									0		\$0
1.5	Schedule and Invoicing	8					8			16		\$2,720
1.6	Adhere to Dakota County Standard Assurances and Insurance Terms										Effort included in Task 1.7	
1.7	Quality Assurance (QA) Quality Control (QC) Functions and QMP	16	12		2					30		\$6,530
1.8	Project Website and Graphics										Effort included in Task 2	
	Subtotal	80	68	8	26	0	12	0	0	194	\$ 400	\$39,170
TASK 5 FIELD SURVEY, WETLANDS, CULTURAL RESOURCES, AND DRAINAGE ASSESSMENT												
5.1	Base Mapping and Topographic Survey		2		8	8		60		78		\$9,960
5.2	Wetland Delineation									0		\$0
5.3	Cultural Resources Data Review and Report									0		\$0
5.4	Corridor Data Collection, Review, and Tech Memo									0		\$0
	Subtotal	0	2	0	8	8	0	60	0	78	\$ -	\$9,960
TASK 6 CONCEPT ALTERNATIVES AND PRELIMINARY DESIGN												
6.1	Preliminary Design Alternatives	8	16	24	24	40				112		\$18,800
6.2	Preliminary Design Memorandum									0		\$0
6.3	Geometric Layout	2	4	8	8	16				38		\$6,240
6.4	Preliminary Urban Corridor Design Concepts									0		\$0
6.5	Public Utility Relocation Identification										Effort included in Task 8.1	
6.6	Structure and Retaining Wall Design Alternatives									0		\$0
6.7	Right-of-Way Identification										Effort included in Task 13.1	
6.8	Preliminary Engineer's Estimate									0		\$0
	Subtotal	10	20	32	32	56	0	0	0	150	\$ 300	\$25,040
TASK 7 GEOTECHNICAL AND PAVEMENT EVALUATION (WITH PHASE I & PHASE II ESA)												
7.1	Geotechnical Field Investigation	2	4	4		2	4		200	216		\$26,680
7.2	Phase I Environmental Site Assessment									0		\$0
7.3	Phase II Environmental Site Assessment	8	16	16		40	4		450	534		\$68,320
	Subtotal	10	20	20	0	42	8	0	650	750	\$ 200	\$95,000
TASK 8 PUBLIC AND PRIVATE UTILITY IDENTIFICATION AND COORDINATION												
8.1	Public Utilities	8	40	25	40	80				193		\$32,095
8.2	Private Utilities (up to 3 coordination meetings)	6	6		6					18		\$3,510
8.3	Utility Relocation Planning and Coordination	2	16	8	24	4				54		\$9,160
8.4	Utility Coordination through Final Design										Effort included in Task 10	
	Subtotal	16	62	33	70	84	0	0	0	265	\$ 400	\$44,765
TASK 10 FINAL ROADWAY AND GEOMETRIC DESIGN PLAN: STAGING, LIGHTING, AND AESTHETICS												
10.1	30%, 60%, and 95% Plans and Engineer's Estimate	40	120	250	540	420	0			1370		\$218,650
10.2	Final Plans										Effort included in Task 10.1	
10.3	Final Engineer's Estimate	2	4	8	8					22		\$3,840
10.4	Staging and Detour Plan	4	20	40	40	80				184		\$29,760
10.5	Preferred Aesthetic Plans									0		\$0
10.6	Lighting Plans									0		\$0
10.7	Special Provisions	2	4	4						10		\$1,980
10.8	Bidding Assistance									0		\$0
	Subtotal	48	148	302	588	500	0	0	0	1586	\$ 2,500	\$254,230
TASK 13 RIGHT-OF-WAY (R/W) MAPPING												
13.1	R/W Identification									0		\$0
13.2	R/W Mapping	8	12		8					28		\$5,480
13.3	Parcel Sketches	12	60	80	160	240	8			560		\$88,880
	Subtotal	20	72	80	168	240	8	0	0	588	\$ 900	\$94,360
TASK 14 ENVIRONMENTAL DOCUMENTATION, SECTION 4(F), AND PERMITS/APPROVALS												
14.1	Project Memorandum (PM)									0		\$0
14.2	Section 4(f) Coordination and Documentation	2	8	16	24	8	8			66		\$10,360
14.3	Environmental Permits and Approvals	4	12	32	72		12			132		\$20,600
	Subtotal	6	20	48	96	8	20	0	0	198	\$ 300	\$30,960
TOTAL ESTIMATED PROJECT COST (FEES AND EXPENSES)												\$598,485
TOTAL PROJECT HOURS		190	412	523	988	938	48	60	650	3809		