



April 21st, 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,

The HKGi Team is grateful for the opportunity to assist the County in implementing the first phase of improvements at Miesville Ravine Park Reserve. Our first few months of design exploration, engagement with staff and stakeholders, and agency coordination have provided the team with a better understanding of the site conditions and the anticipated regulatory approval requirements of proposed project components, both of which have proven complex. We knew this was a possibility and noted in our interview that our base proposal hinged on an ideal permitting scenario (which is no longer feasible), and additional permitting complexity would require additional time and fee.

At the time the RFP was issued, not all background information was yet available to determine the project's specific requirements or complexity, and we submitted a proposal based on the knowns rather than the unknowns. Without a complete project area survey and tree inventory, geotechnical information, a wetland delineation, information on the Xcel easement or the implications of dual-county permitting jurisdiction, our project team could not accurately predict the degree of coordination, nor the number of permits that would be necessary. We assisted the County with the collection of supplemental background information to inform the requested design components and conducted proactive permitting due diligence that we believe will save the project from reactive budget overruns in the future. Now that the path forward is clearer, the HKGi team is requesting additional services necessary to see the project through to completion.

With what we now know of the project and based on agency guidance, the project schedule must be shifted to accommodate the required review timelines. That results in a January 2026 bid and spring-summer 2026 construction. This extended scenario requires the following additional services that our team is prepared to fold into our existing contract:

1. In order to initiate the identified project improvements, Dakota County needs secure permits and approvals from the variety of agencies (FEMA, MPCA, Army Corps of Engineers, MnDNR), Local Government Units (Townships spanning two counties), and organizations (Xcel) that have jurisdiction over the project area, requiring our team to expand the scope of permitting services, including:
 - a. Due diligence reviews of code, statutes, and preparation of a permitting matrix
 - b. Upkeep of a permitting schedule to track review timelines and submittals

- c. Additional project management and administration time over multiple months to coordinate meetings, cater design approaches to optimally and efficiently meet permit requirements, and produce deliverables for all entities
- d. Scheduling and attendance at additional permit review meetings with the entities identified above
- e. Preparation of permitting documents for submittal through approvals
 - i. The following permits and approval processes were included in our original scope (for reference):
 - 1. WCA Permitting
 - a. Army Corps of Engineers – Clean Water Act Section 404
 - 2. Dakota County Ordinance 50 – Land Use Alteration
 - 3. MN State Stormwater Construction Permit Design
 - ii. The following permits and approval processes ARE included in this Additional Services Request:
 - 1. FEMA No Rise Certification
 - a. Requires hiring of a consultant (EOR) to complete the HEC-RAS modeling for the FEMA No Rise Certification floodplain permit (\$9,300)
 - 2. Section 401 Water Quality Certification Pre-Filing Meeting (assumes Permit will not be required as features will be designed so that impacts remain above Ordinary High Water Mark)
 - 3. Goodhue County Land Use Alteration
 - 4. DNR Public Waters Permit
 - iii. The following permits and approval processes were not included in the original scope of work and are not included in this Additional Services Request. Should any of these permits be required, additional fees would be necessary for the project team to facilitate these approvals processes:
 - 1. USFWS Permit to Take endangered species (if encountered this could possibly be handled by county natural resources staff)
 - 2. CLOMR (Would be triggered if FEMA No Rise Certification is not feasible: \$50k-\$100K estimated cost range is typical for this process)
 - 3. Section 401 water Quality Certification (beyond the pre-filing meeting)
 - 4. Goodhue County Drinking Water Well permit (considered in the scope of the hired well contractor prior to construction)
- f. Permitting fees. The consultant team is prepared to pay permit fees upfront and submit for reimbursement through the County if agreed upon by the County when it helps facilitate the process and keep the project on schedule.

- i. Fees vary, as certain agencies charge based on time spent reviewing, while others charge a standard fixed fee. Fees for all permits included in this scope of work will not likely exceed \$10,000. Each permit fee will be confirmed with County staff prior to payment.
2. Revision of drawings and outline specs for a second Schematic Design (SD) submittal that will respond to the wetland delineation and agency permitting requirements
 - a. Redesign/selection of project components to facilitate permitting (working only above OHWL, designing abutments and footings that will not impact banks, etc.)
 - b. Includes preparation for and attendance at an additional Core Team Meeting, along with associated plan graphic and site modeling updates
3. The County has requested that the north maintenance access road be split off into a separate project, in order to still be constructed in 2025.
 - a. The consultant's scope of work for this project has been reduced to a construction drawing set with on-sheet specifications to be sent out for quotes by the client, rather than preparation of a full set of construction documents and coordination of a public bid.
 - b. Construction administration during installation of the road will consist of attendance at a pre-construction meeting, on-site meeting, and punchlist walk through.
 - c. This scope reduction from the original proposal represents a total deduct of \$3,900 in fee from the original scope.

Summary of Fees by Additional Service

Service 1: Permit Coordination, Preparation, and Approvals	\$67,600
Service 2: Schematic Design Set #2.....	\$34,950
Service 3: Separate North Maintenance Access Road Project.....	(\$3,900)
Total.....	\$98,650*

*Beyond these fees, the County will agree to pay permit and agency review fees as required for necessary approvals.

While the proposed improvements are low-impact and suit the rustic nature of the park reserve, Miesville Ravine's sensitive natural resources make this a complex site for any construction project. Focusing this first phase of master plan project implementation at the trailheads requires a heavy permitting lift, but will result in park infrastructure that is foundational to long-term, sustainable park access and enjoyment for Miesville Ravine Park Reserve's visitors. Please let us know if you have any questions on this additional services request.

Sincerely,



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