



**BOLTON
& MENK**

Real People. Real Solutions.

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October 20, 2025

City of Maple Plain
Attn: Jacob Schillander, City Administrator
PO Box 97
Maple Plain, MN 55359

RE: 2026 Downtown Redevelopment Project – Feasibility Study Services

Dear Jacob:

As requested, we have prepared a scope of services and fee estimate for the feasibility study for the proposed 2026 Downtown Redevelopment Project consisting of the following areas:

- Main Street E (from Pioneer Avenue to Budd Avenue)
- Pioneer Avenue (from Main Street E to Highway 12)
- Spring Ave Cul-de-Sac (north of Main Street E)
- Marsh Ave Cul-de-Sac (north of Main Street E)
- Delano Avenue (from Main Street E to Highway 12)
- Maple Avenue (from Main Street E to Highway 12)
- Fire Station Parking Lot

Proposed Scope of Engineering Services

To assist the city with this improvement project, Bolton & Menk proposes the following scope of services:

Feasibility Study - It is our understanding that this project will be assessed, therefore, a feasibility study will be required. The feasibility study will document the estimated costs of the project, costs apportionments, and a preliminary assessment role. During the feasibility phase of the project, we also proposed to have an open house with the affected property owners and administer the required Improvement Hearing. We estimate approximately 240 hours of staff time to complete this task with an estimated cost of \$44,300, to be billed on an hourly basis not-to-exceed fee.

Topographic Survey and Soil Borings – To facilitate accurate estimated quantities for the project and to collect the data necessary for plan preparation, we will document existing conditions within the right of way. Bolton & Menk will coordinate with a sub-consultant to collect and analyze soil borings along the alignment of the roads where necessary. Existing soil characteristics will be used to assist with the design of the pavement structure for the streets to be reconstructed. We estimate approximately 180 hours of staff time to complete this task with an estimated fee of \$33,200, to be billed on an hourly basis.

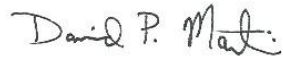
Fee Estimate

Based on the scope of services described above, we propose a not-to-exceed fee of \$44,300 to be billed on an hourly basis for the feasibility study and an estimated hourly fee of \$33,200 for the topographic survey work for a combined estimated cost of **\$77,500**. Haugo Geotechnical Services, LLC., has provided a proposal for **\$11,690** to complete Geotechnical Exploration for the project to be billed separately. Once the Feasibility Study is completed, Bolton & Menk will prepare a separate scope and fee estimate for design and construction phase services.

Please let me know if you have questions or need additional information.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in black ink that reads "David P. Martini". The signature is written in a cursive, flowing style.

David P. Martini, P.E.

Senior Principal Engineer