

ATTACHMENT B: Scope of Work and Budget

Riverview Corridor Modern Streetcar Project

Section 106 Work – Ramsey County and MnDOT CRU

September 1, 2022

Mead & Hunt

Mead & Hunt, Inc. is under contract with the Ramsey County Regional Rail Authority (RCRRA) to develop select historic contexts and to conduct a Phase I architectural history survey for the proposed Riverview Corridor Modern Streetcar Project (Riverview). In Ramsey County, the Riverview corridor extends along Trunk Highway (TH) 5 / West 7th Street in the city of Saint Paul. While the Locally Preferred Alternative for Riverview turns off TH 5/West 7th at 6th Street East, RCRRA is examining alternative approaches into downtown Saint Paul, including extending along TH 5/West 7th to Broadway Avenue. The project is anticipated to receiving funding from the Federal Transit Administration (FTA); therefore, it must comply with the requirements of Section 106, which requires identification and evaluation of historic properties.

The Minnesota Department of Transportation (MnDOT) is proposing to reconstruct TH 5/West 7th from Broadway Avenue to the Mississippi River bridge (Bridge 9300). The project includes roadway, sidewalk, and utility replacement. The project is anticipated to receiving funding from the Federal Highway Administration (FHWA); therefore, it must comply with the requirements of Section 106. The Cultural Resources Unit (CRU) in MnDOT acts on behalf of the FHWA for most steps in the Section 106 process.

RCCRA and MnDOT CRU wish to coordinate survey efforts to minimize redundancy between the required Section 106 considerations for both projects. RCCRA and MnDOT intend to enter into a partnership agreement to share the costs for the Phase I architectural history survey work in Ramsey County. Mead & Hunt's existing contract with Ramsey County includes Phase I survey work in Ramsey and Hennepin Counties. Since MnDOT's project does not extend into Hennepin County, that work will be performed solely for the Riverview project.

This scope and budget amends the original Task 4.4 History/Architecture Survey of the Riverview Project. The original Task 4.4 included context development, survey work from 6th Street East in St. Paul to the Mall of America, including properties in Ramsey and Hennepin Counties constructed prior to 1980, and preparation of up to 450 Phase I inventory forms and the Phase I inventory report. No Phase II evaluations were included in the scope.

Task 4.4 is being divided into two tasks – Task 4.4A for the work only in Ramsey County and Task 4.4B for the work in Hennepin County – to identify which aspects of the scope will apply to both the Riverview (Ramsey County) and West 7th Street (MnDOT CRU) projects and which aspects apply to only Ramsey County. Additional survey area in downtown St. Paul increases the number of Phase I properties by approximately 30 more. Due to anticipated project schedules, the Phase I survey is being expanded to include properties built through 1990, which is estimated to be approximately 20 additional properties. A total of 50 additional properties are estimated for the Ramsey County section. Separate Phase I inventory reports will be prepared to present the results for each task. The cost for Task 4.4A is anticipated to be shared by RCRRA and MnDOT.

Task 4.4A (Ramsey County) includes:

- Phase I survey of the first tier of adjacent properties in Ramsey County along West 7th Street from Broadway Avenue to Bridge 9300
- Inventory forms for Ramsey County properties (estimated to be 480 properties)
- Phase I inventory report for use by MnDOT CRU

Task 4.4B (Hennepin County) will include:

- Context development for both Ramsey and Hennepin County
- Phase I survey work in Hennepin County (from Bridge 9300 to the Mall of America) and Phase I survey work in Ramsey County that is beyond the first tier of properties (APE to be defined) – estimated to be 20 properties
- Inventory forms for Hennepin County properties
- Phase I inventory report for use by RCCRA and FTA. The report will also incorporate information for Ramsey County from Task 4.4B.

Revised Budget:

Total revised budget for Tasks 4.4A and 4.4B: \$445,239.83

Task 4.4A (Ramsey County) to be shared by Ramsey County and MnDOT CRU: \$370,092.33

Task 4.4B (Hennepin County) to be covered by Ramsey County: \$74,337.50

Original budget under contract with Ramsey County for Task 4.4: \$379,774.33

Contract amendment request for contract with Ramsey County: \$65,465.50

RIVERVIEW CORRIDOR
Revised Task 4

9/1/2022

Key Personnel and Role				Hourly Rate (\$)	Cost
	Task 4.4A History/ Architecture Survey Broadway to Bridge 9300	Task 4.4B - Hennepin County Survey	Total		
Mead & Hunt, Inc.					
Project Manager/Principal Investigator	172	27	199	\$208.00	\$ 41,392.00
Technical Advisor	136	32	168	\$152.00	\$ 25,536.00
Architectural Historian II	388	20	408	\$105.00	\$ 42,840.00
Architectural Historian I	600	124	724	\$105.00	\$ 76,020.00
GIS Technician	764	394	1158	\$100.00	\$ 115,800.00
Technical Editor	92	32	124	\$100.00	\$ 12,400.00
	484	64	548	\$95.00	\$ 52,060.00
Subtotal (hours and labor)	2636	693	3329		\$ 366,048.00
Expenses (see separate sheet for breakdown)	\$234	\$58			\$ 291.50
SUBCONTRACTOR - Hess Roise					
Charlene Roise, Internal Project Manager	10		10	\$175.00	\$ 1,750.00
Elizabeth Gales, Field Lead/Historian I	390		390	\$137.50	\$ 53,625.00
Rachel Peterson, Historian II	245		245	\$95.00	\$ 23,275.00
Subtotal (hours and labor)	645		645		\$ 78,650.00
Expenses (see separate sheet for breakdown)	\$250				\$ 250.00
TOTAL PROJECT HOURS BY TASK	3281	693	3974		
TOTAL COST BY TASK	\$ 370,902.33	\$74,337.50			
SUBTOTAL TASK 4					\$445,239.83
ORIGINAL TASK 4 COST					\$379,774.33
AMENDMENT COST					\$65,465.50