

# THE WATERFRONT WATERPLAY

## CITY OF RAMSEY

RAMSEY, MN  
 DAMON FABER LANDSCAPE ARCHITECTS  
 SD ESTIMATE  
 10/23/2025 - UPDATE

*Preliminary Estimate*



Construction Start: 2/2/2026  
 Construction Completion: 6/30/2026

DESCRIPTION	QUANTITY/UNITS	UNIT COST	TOTAL
<b>BATHROOM BLDG / SHELTERS</b>			
BATHROOM BLDG CONCRETE FOUNDATIONS/INST/	1 LSUM	\$ 80,000.00	\$ 80,000
SHELTERS CONCRETE FOOTINGS/INSTALL	3 LSUM	\$ 20,000.00	\$ 60,000
<b>AQUATIC EQUIPMENT</b>			
AQUATIC EQUIPMENT	1 LSUM	\$ 450,000.00	\$ 450,000
<b>MECHANICAL</b>			
SITEWIDE MECHANICAL (NOT SPLASHPAD)	1 LSUM	\$ 40,000.00	\$ 40,000
<b>ELECTRICAL</b>			
SITE LIGHTING - POLES	13 EA	\$ 10,000.00	\$ 130,000
SITE LIGHTING - ROPE	5 EA	\$ 5,000.00	\$ 25,000
SITE LIGHTING - SHELTERS	3 EA	\$ 7,500.00	\$ 22,500
BUILDING/SITE POWER	1 LSUM	\$ 100,000.00	\$ 100,000
SITE LOW VOLTAGE	1 LSUM	\$ 25,000.00	\$ 25,000
<b>EARTHWORK</b>			
SITE GRADING/SUBGRADE PREP	1 LSUM	\$ 120,000.00	\$ 120,000
BUILDING EXCAVATION/SUBGRADE PLACE/LANDSC	1 LSUM	\$ 40,000.00	\$ 40,000
4" DRAIN TILE	450 LNFT	\$ 50.00	\$ 22,500
<b>PAVING/CONCRETE</b>			
CURB TYPE 01 - 12" FLUSH CONCRETE CURB	300 SF	\$ 50.00	\$ 15,000
PAVING TYPE 01 - CONCRETE PAVING	400 SF	\$ 12.00	\$ 4,800
PAVING TYPE 02 - DECORATIVE CONCRETE PAVING	5206 SF	\$ 25.00	\$ 130,150
PAVING TYPE 03 - DECORATIVE CONCRETE PAVING	1229 SF	\$ 25.00	\$ 30,725
PAVING TYPE 04 - DECORATIVE CONCRETE PAVING	1521 SF	\$ 25.00	\$ 38,025
PAVING TYPE 05 - DECORATIVE STONE PAVING	3200 SF	\$ 50.00	\$ 160,000
PAVING TYPE 07 - SYNTHETIC TURF	3828 SF	\$ 12.00	\$ 45,936
PAVING GLOW ROCK	1 LSUM	\$ 10,000.00	\$ 10,000
<b>LANDSCAPING</b>			
ROCK TYPE 01 - STONE SEAT WALL	47 EA	\$ 1,250.00	\$ 58,750
ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "IC	33 EA	\$ 1,000.00	\$ 33,000
ROCK TYPE 03 - STONE @ "KAME CREST"	24 EA	\$ 750.00	\$ 18,000
ROCK TYPE 04 - STONE @ "GEYSER MEADOW"	40 EA	\$ 200.00	\$ 8,000
ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"	18 EA	\$ 500.00	\$ 9,000
ROCK TYPE 06 - STONE @ "ERRATIC FIELD"	1 EA	\$ 5,000.00	\$ 5,000

ROCK TYPE 07 - STONE @ "MEANDER"	16	EA	\$	500.00	\$	8,000
ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"	30	EA	\$	1,500.00	\$	45,000
AMENITY TYPE 03 - BRIDGE	1	LSUM	\$	25,000.00	\$	25,000
AMENITY TYPE 04 - GAS FIRE TABLE	3	EA	\$	15,000.00	\$	45,000
FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.	55	LNFT	\$	400.00	\$	22,000
FENCE TYPE 02 - SCREEN FENCE - 6 FOOT HGT.	22	LNFT	\$	500.00	\$	11,000
GUARDRAIL TYPE 01 - GUARDRAIL	20	LNFT	\$	175.00	\$	3,500
DECIDIOUS TREE LARGE	28	EA	\$	1,500.00	\$	42,000
ORNAMENTAL TREE	28	EA	\$	1,000.00	\$	28,000
CONIFEROUS TREE	12	EA	\$	1,250.00	\$	15,000
DECIDIOUS TREE MEDIUM	20	EA	\$	800.00	\$	16,000
MULTI STEM SHRUB / SMALL TREE	6	EA	\$	500.00	\$	3,000
TURF GRASS	9930	SF	\$	2.00	\$	19,860
NATIVE LANDSCAPE BED	22000	SF	\$	3.00	\$	66,000
LANDSCAPE EDGING	1000	LNFT	\$	5.00	\$	5,000
IRRIGATION	1	LSUM	\$	150,000.00	\$	150,000
PLANTING SOILS	100	CY	\$	75.00	\$	7,500

---

**SUBTOTAL H+U PROVIDED CONSTRUCTION COSTS** **\$ 2,193,246**

---

<b>PRECONSTRUCTION SERVICES</b>					\$	50,000
<b>CMAR FEES &amp; REIMBURSABLES</b>					\$	400,000
<b>GENERAL CONDITIONS</b>					\$	125,000
<b>PERMITTING</b>					\$	15,000
<b>UTILITY SERVICE PROVIDER FEES</b>					\$	35,000
<b>BOND</b>		1.00%			\$	21,932
<b>CONSTRUCTION CONTINGENCY</b>		5.00%			\$	109,662
<b>BUILDERS RISK POLICY</b>					\$	10,000

---

**TOTAL H+U CONSTRUCTION COSTS** **\$ 2,959,841**

---

**OWNER FURNISHED ITEMS**

UTILITY WORK - WATER AND SANITARY	1	LSUM	\$	148,000.00	\$	148,000
AMENITY TYPE 01 - PAVILION - 16' X 24'	3	EA	\$	55,000.00	\$	165,000
AMENITY TYPE 02 - PARK SUPPORT BUILDING / BAT	1	EA	\$	370,000.00	\$	370,000
AMENITY TYPE 06 - SQUARE UMBRELLA	4	EA	\$	2,500.00	\$	10,000
SITE FURNISHING TYPE 01A - BIKE RACK	13	EA	\$	500.00	\$	6,500
SITE FURNISHING TYPE 01B - WALL MOUNT BIKE RA	2	EA	\$	4,000.00	\$	8,000
SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	7	EA	\$	2,600.00	\$	18,200
SITE FURNISHING TYPE 03 - ADIRONDACK CHAIR	43	EA	\$	1,500.00	\$	64,500
SITE FURNISHING TYPE 04 - CHAISE LOUNGE	8	EA	\$	1,750.00	\$	14,000
SITE FURNISHING TYPE 05 - CAFE TABLE	5	EA	\$	2,500.00	\$	12,500
SITE FURNISHING TYPE 06A - CAFE CHAIR - ARMLES	10	EA	\$	1,000.00	\$	10,000
SITE FURNISHING TYPE 06B - CAFE CHAIR - WITH AF	10	EA	\$	1,250.00	\$	12,500
SITE FURNISHING TYPE 07 - BACKED BENCH	6	EA	\$	6,000.00	\$	36,000
SITE FURNISHING TYPE 08 - PICNIC TABLE	15	EA	\$	6,000.00	\$	90,000
SITE FURNISHING TYPE 09 - BACKLESS PICNIC BENCH	30	EA	\$	6,000.00	\$	180,000
SITE FURNISHING TYPE 10 - FREESTANDING UMBRE	11	EA	\$	3,000.00	\$	33,000

SITE FURNISHING TYPE 11 - COUNTER TABLE 6 EA \$ 2,000.00 \$ 12,000

**TOTAL OWNER FURNISHED ESTIMATED COSTS \$ 1,190,200**

**DESIGN CONTINGENCY APPLIED TO ALL COSTS 10.00% \$ 415,004**

OWNER CONTINGENCY BY OWNER

DESIGN FEES BY OWNER

FURNISHINGS, FIXTURES & EQUIPMENT BY OWNER

SAC/WAC FEES BY OWNER

**TOTAL PROJECT COSTS \$ 4,565,045**

TBD {