City of Ramsey
Agenda
City Council Work Session
Tuesday, October 28, 2025
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Topics for Discussion

1. Cryptocurrency Ordinance Presentation
2. Animal Impound and Containment Services
3. Review Proposed 2026 Schedule of Rates, Fees, and Charges
4. Review Revised Municipal Center Conference Room Rental Policy
5. Construction Management Services for The Waterfront Waterplay Project

3. Topics for Future Discussion

1. Review Future Topics/Calendar

4. Mayor/Council/Staff Input

1. Updates on Items of Interest

5. Adjournment*

***Note: the City Council may motion to recess this Work Session meeting and reconvene after the regular City Council meeting if items on the agenda are not completed.**

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title:

Cryptocurrency Ordinance Presentation

Purpose/Background:

The Ramsey Police Department Investigators and Crime Data Analyst observed a noted increase in cryptocurrency fraud cases in Ramsey, specifically at cryptocurrency ATMs located at local Ramsey businesses. In an effort to keep the City Council current, this presentation provides a communication update and seeks Council direction on whether we should move ahead with the creation of a City of Ramsey Cryptocurrency Ordinance, with the intent of adopting that ordinance. The goal of this ordinance would be to protect Ramsey residents from fraud. Ramsey Investigator Derek Anderson will give this presentation.

Time Frame/Observations/Alternatives:

While there is no specific timeline, as you will see in the presentation, the number and dollar amount of these fraud cases are increasing exponentially. Therefore, the sooner we can introduce this new ordinance, the better for the Ramsey citizens and police department.

Funding Source:

The police department plans to request funds in the 2027 budget to assist in investigating cryptocurrency fraud cases.

Recommendation:

Staff recommends creating and then introducing the ordinance after consultation with the city attorney.

Outcome/Action:

City council consensus to create a City of Ramsey cryptocurrency kiosk ordinance.

Attachments

Forest Lake Ordinance

Stillwater Ordinance

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/23/2025 01:45 PM
Form Started By: Brad Bluml		Started On: 10/23/2025 10:14 AM
Final Approval Date: 10/23/2025		

CITY OF FOREST LAKE
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 750

AN ORDINANCE ENACTING FOREST LAKE CITY CODE TITLE XI, CHAPTER 121, VIRTUAL CURRENCY KIOSKS

The City Council of the City of Forest Lake does ordain:

SECTION 1. ENACTMENT. Forest Lake City Code Chapter 121 is hereby enacted as follows:

§121.01 Purpose, Intent, and Authority

(A) Purpose.

The City recognizes that:

(1) Virtual currency kiosks ("Kiosks") are a significant instrument in fraud and scams. In 2023, the Federal Bureau of Investigation ("FBI") reported over $189 million in losses due to fraud via Kiosks. While some legitimate transactions may take place via the Kiosks, the machines have quickly become a preferred payment method for scammers.

(2) Criminals manipulate, intimidate and/or threaten their victims into using the Kiosks to send funds. According to the FBI's Internet Crime Complaint Center, criminals give detailed instructions to individuals, including how to withdraw cash from their bank, how to locate a kiosk, and how to deposit and send funds using the kiosk. Criminals instill a sense of urgency and isolation in their victims. In some of the scams, criminals falsely represent themselves as government officials or law enforcement officers.

(3) The elderly are particularly susceptible to the frauds perpetrated via the Kiosks. Per FBI statistics, these scams overwhelmingly affect adults over age 60, with the losses reported for those over age 60 representing $124 million of the $189 million losses reported in 2023.

(4) In the City of Forest Lake alone, the Forest Lake Police Department ("FLPD") reports losses of approximately $300,000 from Kiosk related fraud from 2023 through 2024.

(5) The scams often require that the victim deposit large sums of cash into the Kiosk, meaning that in addition to the Kiosk scam, there is a greater general risk to public safety due to individuals carrying large amounts of cash to the Kiosks.

(6) The State passed legislation attempting some regulations in 2024, found in Minn. Stat. Ch. 53B. However, the State has acknowledged that criminals have already found work-arounds to the statute. The burden of Kiosk fraud exists on all levels of government—federal, state, and local. The City's purpose in passing this ordinance is to address our share of that burden.

(B) Intent.

This chapter is intended to regulate Kiosks located within the City to protect the general welfare of the public, especially elderly and vulnerable adults.

(C) Authority.

Pursuant to Minn. Stat. §412.221 subd. 32, the City has the authority to provide for the prevention of crime, the protection of property, and the promotion of general welfare by ordinances consistent with state and federal law.

§121.02 Definitions

The definitions provided in Minn. Stat. §53B.69 are incorporated here by reference. For the purposes of this chapter the following definitions shall apply, unless the context clearly indicates or requires a different meaning:

Hosting Business: The real property owner that is providing or leasing space or utilities to a virtual currency kiosk operator for the purpose of operating a virtual currency kiosk.

Virtual Currency: See Minn. Stat. §53B.69 subd. 6.

Virtual Currency Kiosk ("Kiosk"): See Minn. Stat. §53B.69 subd. 10.

Virtual Currency Kiosk Operator ("Kiosk Operator"): See Minn. Stat. §53B.69 subd. 11.

§121.03 Registration Required.

No Hosting Business shall host a Kiosk without first having registered that Kiosk with the City.

(A) *Applications.* An application for registration of a Kiosk shall be made on a form provided by the City. The application shall include:

(1) The full name of the Hosting Business;

(2) The Hosting Business's address, telephone number and email;

(3) The name, business address, and valid registered agent of the Virtual Currency Kiosk Operator;

(4) The proposed location of the Kiosk;

(5) A copy of Kiosk Operator's valid state license;

(6) A copy of the lease/rental agreement between the Hosting Business and the Kiosk Operator;

(7) All information provided to the State pursuant to Minn. Stat. §53B.74.

(8) Written confirmation from the FLPD that the Kiosk Operator has no more than two (2) instances of substantiated fraud, as determined by the FLPD, involving any Kiosk owned or operated by that Kiosk Operator located within the City in the last six (6) months;

(9) Written confirmation that the Kiosk Operator and the Hosting Business have been found to be in compliance with the requirements of this ordinance at a preliminary compliance check performed by the FLPD or its designee; and

(10) Any additional information the City deems necessary.

(B) *Action.* Upon receipt of a completed application and the applicable registration fee as designated by the City's fee schedule, the City Clerk shall approve or deny the registration as necessary.

(1) Registrations shall be good for one (1) calendar year, provided they are not revoked or suspended pursuant to §121.06.

(C) *Moveable Place of Business.* No registration shall be issued to a moveable place of business. Only fixed location businesses shall be eligible to be registered under this section.

(D) *Renewals.* At least 60 days before registration expires, an application for renewal shall be filed with the City Clerk, containing all the information required in §121.03(A). No person or business has a right to have their registration renewed.

(E) *Changes in Ownership.* Registration is non-transferable. If there is a change in ownership of the retail establishment, a new registration is required, and the new owner shall be required to submit a new application. Registration shall only be valid for the premises for which it is issued, and any change in location of the premises shall require reapplication by the applicant for registration of the new premises.

§121.04 Registration Restrictions

Registration shall be issued subject to the following restrictions:

(A) Hosting Business and Kiosk Operator shall comply with all applicable regulations of the State of Minnesota relating to Kiosks.

(B) Hosting Business shall prominently display a sign provided by the City which shall contain warning information regarding the risk of Kiosk scams. The sign shall be located within two (2) feet of the Kiosk and shall be clearly visible to individuals using the Kiosk.

(C) Hosting Business shall have a dedicated, closed-circuit camera for the Kiosk and shall position said camera as requested by FLPD. Hosting Business agrees to provide camera footage to the FLPD within 48 hours of a request and shall maintain the video footage for a minimum of 30 days.

(D) A Hosting Business who has had a previous registration suspended or revoked shall not be eligible for a new registration for 24 months.

§121.05 Compliance Checks and Inspections

Prior to issuing the registration, all Hosting Business shall be subject to an initial compliance check to ensure compliance with the provisions of this chapter. Pre-registration compliance checks shall be conducted by the FLPD or other delegated law enforcement officers or agencies during regular business hours.

All retail establishments shall be open to inspection by the FLPD or other delegated law enforcement officers or agencies during regular business hours. From time to time, a law enforcement officer shall conduct inspections to ensure compliance with the provisions of this chapter. Nothing in this chapter shall prohibit other compliance checks or inspections authorized by state or federal laws for educational, research, or training purposes, or required for the enforcement of a particular state or federal law.

§121.06 Basis for Denial, Suspension, or Revocation of a Registration

(A) The following shall be grounds for denying the issuance or renewal of a registration or suspending or revoking a registration issued under this chapter:

(1) The application is incomplete or the registration fee has not been paid.

(2) The Kiosk does not comply with City Code or State law.

(3) The Hosting Business or Kiosk Operator has made fraudulent statements, misrepresentations, or false statements in the application or related documents.

(4) The hosting of the Kiosk is conducted in such a manner as to constitute a breach of the peace, a menace to the health, safety, and welfare of the public, or a disturbance

of the peace or comfort of the residents of the City, upon recommendation of the Police Chief, City Administrator, or City Council.

(5) The Hosting Business or Kiosk Operator has acted in an unauthorized manner or beyond the scope of the registration granted.

(6) Failure to allow inspections of the registered premises, for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.

(7) Failure to continuously comply with all conditions required as precedent to the approval of the registration, including but not limited to the number of substantiated fraud events, all requirements of this chapter, and all state or federal regulations related to Kiosks.

(8) Real estate taxes, personal property taxes, or special assessments on the business premises or the real property where the Hosting Business is located have become delinquent or are unpaid.

(9) The Kiosk has been conducted without registration after enactment of this ordinance. A sixty-day grace period will be permitted from the date of this ordinance enactment to allow for any existing Hosting Businesses to obtain registration.

(10) The Kiosk Operator has had their state license revoke, denied or suspended.

(11) Other good cause shown as determined by the City Council.

§121.07 Hearings

(A) Revocation, suspension, or denial of a registration shall be preceded by a hearing before the City Council. Notice of the hearing shall be sent to the Hosting Business listed on the application via certified mail at least 10 days prior to the hearing. The notice shall include the time and place of the hearing and shall state the nature of the charge. A hearing for consideration of issuing, suspending, or revoking a registration will be conducted before the City Council. At the hearing, the Hosting Business has the right to be represented by counsel, the right to respond to the charges or information provided to the Council, and the right to present evidence through witnesses under oath. It is not necessary that criminal charges be brought in order to support a determination of a registration violation, nor does the dismissal or acquittal of such a criminal charge operate as a bar to adverse registration actions under this section.

(B) Following the hearing, the Council may deny, revoke, suspend, or not renew the registration or may grant or continue the registration upon such terms and conditions as

it deems reasonable and necessary to accomplish the purpose of this chapter. The decision by the City Council following a hearing is final.

(C) Enforcement actions provided in this section are not exclusive and the Council may take any action with respect to a registration, employee, or retail establishment as is authorized by City Code, state, or federal law.

§121.08 Violations

Any person or business found to be in violation of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished according to law. The City may choose to issue an administrative citation in addition to other legal or equitable remedies, pursuant to City Code Chapter 36. Violations of this chapter shall be exceptions to the issuance of a compliance letter under Chapter 36. Each day of failure to comply with the requirements of this chapter shall be an additional violation subject to fine, charges and other penalties.

SECTION 2. AMENDMENT. Forest Lake City Code 35.01 is hereby amended as follows:

Licenses and Permits

Virtual Currency Kiosk Registration $2,000/year

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective upon publication.

Passed by the City Council on the 14 day of April, 2025.

CITY OF FOREST LAKE

By: _____
Blake Roberts
Its Mayor

Attest: _____
Jolleen Chaika
Its City Clerk

(Published in the *Forest Lake Times* on April 17, 2025)

ARTICLE X. - VIRTUAL CURRENCY KIOSKS

Sec. 12-210. - Purpose.

(a) Virtual currency kiosks, or cryptocurrency kiosks, are a significant instrument in financial fraud and scams. The Federal Bureau of Investigation ("FBI") reported in 2023, there were nearly 70,000 complaints and $5.6 billion in losses due to virtual currency kiosk aided fraud and scams, accounting for almost 50 percent of total losses relating to financial fraud. The elderly are overwhelmingly impacted by financial fraud and scams perpetrated with virtual currency kiosks, with losses reported for those over age 50 totaling $2.5 billion in 2023. The FBI reports that criminals give their victims detailed instructions, including how to withdraw cash from their bank, how to locate a virtual currency kiosk, and how to deposit and send these funds to the criminal using a virtual currency kiosk (FBI 2023 Cryptocurrency Fraud Report).

(b) Criminals manipulate, intimidate, or threaten victims into using virtual currency kiosks to send funds. In many virtual currency kiosk scams, criminals falsely represent themselves as government officials or law enforcement officers to instill a sense of urgency and isolation in their victims. Because the scams often require the victim to deposit large sums of cash, virtual currency kiosks cause significant risk to public safety due to individuals carrying substantial amounts of cash to virtual currency kiosks.

Criminals prefer using virtual currency kiosks for their transactions because of the anonymity, the avoidance of third-party financial intermediaries validating the transaction and the fact that the transactions are irrevocable. Criminal actors connected to the internet from anywhere in the world can exploit victims to facilitate large-scale, nearly instantaneous cross-border transactions without traditional financial intermediaries that employ anti-money laundering programs.

(c) In just the past few years, the Stillwater Police Department has experienced a drastic increase in these scams and are particularly concerned about the high dollar amounts of these losses. Currently, about 40 percent of Stillwater's population is over the age of 50. Since 2023, the police department has responded to over 30 virtual currency-related scam reports from Stillwater residents with over $156,000.00 of reported losses. In one report alone, a victim had deposited over $5,800.00 into a virtual currency kiosk before the police department responded and stopped the victim from continuing to deposit additional funds.

(d) The Stillwater Police Department has limited resources to investigate, pursue and prosecute these types of criminal activities. In addition, these virtual transactions allow transfers of funds overseas, thereby impeding the ability of any U.S. law enforcement agency to recover such funds.

Attempting to allocate the Stillwater Police Department's resources toward the pursuit and recovery efforts reduces the police department's ability to adequately respond to the existing public safety needs of the residents of the City.

(e) Minn. Stat. § 53B.69 uses a defined term of virtual currency, which is commonly referred to as a cryptocurrency. The term is interchangeable, but for purposes of this section, the terminology for this and other defined terms found in Minn. Stat. § 53B.69 shall be used.

(f) The Stillwater City Council has determined that an ordinance prohibiting virtual currency kiosks within the City is necessary and appropriate to prevent crime, protect personal property, and promote the health, safety, and welfare of its citizens and a prohibition far outweighs any benefit they provide to the public.

(Ord. No. 1233, § 1, 4-15-2025)

Sec. 12-211. - Authority.

Pursuant to Minn. Stat. § 412.221 subd. 32, the City has the authority to provide for the prevention of crime, the protection of property and the promotion of the general welfare by ordinances consistent with state and federal law.

(Ord. No. 1233, § 1, 4-15-2025)

Sec. 12-212. - Definitions.

The following words, terms, and phrases, when used in this section, shall have the meaning ascribed to them in this subsection, except where the definitions in Minn. Stat. § 53B.69 clearly indicates a different meaning:

(a) *Virtual currency* means a digital representation of value that:

(1) Is used as a medium of exchange, unit of account, or store of value; and

(2) Is not money, whether or not denominated in money, and thus does not have legal tender status.

Virtual currency does not include transactions where a merchant grants, as part of a rewards program, value that cannot be exchanged with the merchant for money, bank credit, or virtual currency. It also does not include digital representation of value issued by or on behalf of a publisher used solely within an online game.

(b) *Virtual currency kiosk (cryptocurrency kiosk)* means an electronic terminal acting as a mechanical agent of the virtual currency kiosk operator enabling the exchange of virtual currency for money, bank credit, or other virtual currency.

(c)

Virtual currency kiosk host means the owner or occupant of real property that leases, allows, authorizes or permits space for the location of a virtual currency kiosk, whether such authorization or permission is through written or verbal agreement, and whether or not there is any compensation therefor.

(d) *Virtual currency kiosk operator* means a person or business that operates a virtual currency kiosk within the City of Stillwater.

(e) *Virtual currency kiosk transaction* means a transaction conducted or performed, in whole or in part, by electronic means via virtual currency kiosks.

(f) *Virtual currency transfer* means to assume control of virtual currency from, or on behalf of, a person and to:

(1) Credit the virtual currency to the account of another person or business;

(2) Move the virtual currency from one account of a person to another account of the same person; or

(3) Relinquish control of virtual currency to another person.

(Ord. No. 1233, § 1, 4-15-2025)

Sec. 12-213. - Virtual currency kiosks prohibited.

It shall be unlawful for anyone to host, allow, operate, permit, locate or place a virtual currency kiosk within the City.

(Ord. No. 1233, § 1, 4-15-2025)

Sec. 12-214. - Exceptions.

This section does not apply to any virtual currency transfers that are conducted without the use of a virtual currency kiosk and does not intend to interfere with other types and methods of virtual currency transfers.

(Ord. No. 1233, § 1, 4-15-2025)

Sec. 12-215. - Penalty.

Violations of this section may result in an administrative citation pursuant to Chapter 2, Article VI, Division 2, or criminal prosecution pursuant to Section 2-204 issued to the virtual currency kiosk operator or virtual currency kiosk host or both. In addition, any virtual currency kiosk host in violation of this section who has a license from the City where the virtual currency kiosk is located, may have its existing license suspended or revoked for posing a threat to the welfare and safety of the public.

(Ord. No. 1233, § 1, 4-15-2025)

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

Animal Impound and Containment Services

Purpose/Background:

The Ramsey Police Department has a long-standing 20+ year arrangement with the Anoka Police Department, where Officers and CSOs of the Ramsey Police Department are able to bring dogs to the Anoka Police Animal Containment Center. For years, we have benefited from their generosity, paying a fraction of the cost for these accommodations, often with the fees being paid for by the dog owners. The last written documentation of this agreement is dated July 22, 2015, which is a letter advising of a fee increase to take effect in 2016. Prior to this increase, the last increase was five years prior to that, on January 1st, 2011.

Facilities for housing stray dogs have become increasingly scarce. This is partially due to the facilities being unwilling to intake animals with an unknown vaccination status, therefore potentially exposing the other dogs at that facility to disease. The City of Anoka has a new Animal Containment Center, which is attached to its new indoor firearms range and police training facility. For compensation for operating this facility and its staff, the City of Anoka is now charging an annual administrative fee of $10,000, which will take effect on January 1st, 2026. The City of Ramsey generally does not impound stray cats; however, it is required by Ramsey City Ordinance and Minnesota State Statute to impound dogs (see below and attached for additional details).

Upon learning of this new administrative fee, the Ramsey Police Department researched other options in the area and began researching building its own Ramsey Animal Containment Center. In our research, we learned that, effective January 1st, 2026, the Animal Humane Society will no longer be accepting dogs from any of the local Police Departments in Anoka County, and the options to bring dogs from Ramsey to a facility are limited within close proximity.

Using the researched fees in the area and due to the increased impoundment and daily fees for the Anoka Containment Center, the dog impoundment fee was increased from $25/day to $30/day in the 2026 proposed rates and fees. Although not commonly used, a dog euthanization fee of $60 was added to the rates and fees schedule. The per-incident impoundment fee of $125 was not increased. These fees will help offset the cost of this service versus placing the entire cost on the general fund levy.

Minnesota State Statute Chapter 347 regulates dogs and cats, specifically section 347.14 Subd. 2. Prohibition; enforcement. It specifically states, "Any person who has seized or impounded a dog with or without a license under this section shalldeliver the dog to the humane officer of the town or city, if a humane officer exists; or, if there is not a humane officer, to the town or city peace officer."

Ramsey City Ordinance Chapter 10, Article 2, regulates dogs and the impoundment of dogs. Specifically, section 10-54(1) states that the animal control officer shallseize, impound, or restrain any dog found running at large within the city. Additionally, section 10-95(a) says that, "All dogs picked up by the animal control officer or any of their duly authorized assistants shallbe immediately transported to the designated pound."

Time Frame/Observations/Alternatives:

Short-term alternative:
Options are limited, and therefore, continuing the relationship with the City of Anoka is reasonable.

Long-term alternatives:
Continue researching a local Ramsey Animal Containment Center, with a potential operational date of January 1st, 2027.
Extend the proposed Memorandum of Understanding with the City of Anoka for services out past 2026.

Funding Source:

Business Unit 0270 Animal Control, under 6489 Other Contracted Services. This is funded through the general levy and animal ownership fees owed for the service. The adopted 2026 preliminary budget did not include this expense, but staff will adjust the final budget accordingly.

Recommendation:

Staff supports a Memorandum of Understanding between the City of Anoka and the City of Ramsey for animal containment services in the amount of $10,000 that this case discusses.

Outcome/Action:

Based on discussion.

Attachments

Anoka Ramsey Animal Containment Services MOU

Ramsey City Ordinance Dogs

MN State Statute Unlicensed Dogs

Anoka fees 2016 to present

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/23/2025 10:13 AM
Form Started By: Brad Bluml		Started On: 10/21/2025 01:46 PM
Final Approval Date: 10/23/2025		

ANDY YOUNGQUIST
Chief of Police

ANOKA POLICE DEPARTMENT

275 HARRISON ST., ANOKA, MINNESOTA 55303
763-576-2800
Fax: 763-576-2802
www.ci.anoka.mn.us

MEMORANDUM OF UNDERSTANDING (MOU)
Between the City of Ramsey and the City of Anoka
Regarding Animal Impound and Rehoming Services

This Memorandum of Understanding (the "MOU") is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Ramsey"), and the **City of Anoka**, a Minnesota municipal corporation ("Anoka"). This MOU establishes the terms and responsibilities related to the intake, impound, and rehoming of animals.

1. Term

- This MOU shall be effective from January 1, 2026 through December 31, 2026.
- This is a one-year term and shall not be subject to early termination by either party.

2. Renewal and Termination After Initial Term

- Upon the expiration of the initial term, the parties may enter into a renewal MOU for a period of five (5) years, or another mutually agreed duration.
- Any renewal MOU may be terminated by either party with six (6) months' written notice.

3. Compensation and Billing

- Ramsey agrees to pay:
  - An annual administrative fee of $10,000, and
  - Any monthly fees incurred for impounded animals, billed by Anoka.
- Anoka shall bill Ramsey monthly for all actual costs incurred related to the care and handling of impounded animals.
- Annual operating and administrative fees shall be billed after January 1st of each calendar year.

4. Responsibilities of Ramsey

- Ramsey shall be responsible for:
  a. Intake and return of animals to their owners
  b. Receiving payments from pet owners
  c. Collection of impound and boarding fees:

- Impound Fee: $50.00 (subject to change based on Anoka's adjustments)
- Boarding Fee: $20.00 per day (subject to change based on Anoka's adjustments)

  d. Payment of any veterinarian fees incurred during impoundment

e. Payment of any fees related to euthanasia, when necessary

5. Responsibilities of Anoka

Anoka shall be responsible for:

a. Daily care and feeding of all impounded animals
b. Rehoming of any abandoned or unclaimed animals following the statutory or agreed-upon holding period

6. Annual Evaluation

The parties agree to participate in an annual evaluation meeting, to:

a. Assess the effectiveness of the agreement
b. Discuss and, if necessary, negotiate changes to compensation or service structure

7. Indemnification

Each party agrees to defend, indemnify, and hold harmless the other party, its officers, officials, agents, and employees from any and all claims, liabilities, damages, losses, or expenses (including reasonable attorney fees) arising out of the negligent or wrongful acts or omissions of its officers, employees, or agents in the performance of this agreement. This indemnity does not apply to claims arising solely from the negligent or wrongful acts or omissions of the other party.

8. Miscellaneous

- This MOU represents the entire understanding between the parties and supersedes all prior oral or written agreements.
- This MOU shall be governed by the laws of the State of Minnesota.
- Any amendments to this MOU must be in writing and signed by both parties.

IN WITNESS WHEREOF, the undersigned have executed this MOU on behalf of their respective municipalities:

City of Ramsey
By: _____
Name: Brian Hagen
Title: City Administrator
Date:

City of Ramsey
By: _____
Name: Brad Bluml
Title: Ramsey Police Chief
Date:

City of Anoka
By: _____
Name: Greg Lee
Title: City Manager
Date:

City of Anoka
By: _____
Name: Andy Youngquist
Title: Anoka Police Chief
Date:

ARTICLE II. DOGS[1]

DIVISION 1. GENERALLY

Sec. 10-52. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Animal control authority means an agency of the state, county, municipality, or other governmental subdivision of the state which is responsible for animal control operations in its jurisdiction.

Boarding means providing for the care, shelter, or feeding of dogs, not owned by the owner or occupant of the premises where said dogs are kept, for any period.

Dangerous dog means any dog that has:

(1) Without provocation, inflicts substantial bodily harm on a human being on public or private property.

(2) Has killed a domestic animal without provocation while off the owner's property.

(3) Has been found to be potentially dangerous, and, after the owner has notice that the dog is potentially dangerous, the dog aggressively bites, attacks, or endangers the safety of humans or domestic animals.

Dog means any male or female of the canine species.

Dog owner means the license holder or any other person, firm, association, or corporation owning, keeping or harboring a dog. Any person keeping or harboring a dog for five consecutive days shall, for the purposes of this definition, be deemed an owner.

Great bodily harm means bodily injury which creates a high probability of death, or which causes serious permanent disfigurement, or which causes a permanent or protracted loss or impairment of the function of any bodily member or organ or other serious bodily harm

Kennel, commercial, means a place where boarding and/or training is offered to any number of dogs not owned by the owner or occupant of the premises. Such boarding and/or training may also include but is not limited to related uses such as selling, breeding, showing, treating or grooming. Pet shops, veterinary clinics, and pet grooming facilities are considered commercial uses but shall not be defined as commercial kennels.

Kennel, private, means a place where a dog owner keeps four or more dogs over six months of age on property occupied by the dog owner for residential purposes and where the keeping of such dogs is incidental to the occupancy of the premises, and may include breeding and selling of dogs as a hobby. A conditional use permit is required for four or more dogs.

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[1]Ord. No. 22-03, § 2, adopted February 8, 2022, repealed the former article II, § 10-24, and renumbered articles III and IV as articles II and III. The former article II pertained to horses and derived from Ord. No. 15-12, adopted July 14, 2015.

State law reference(s)—Dogs and cats, Minn. Stats. ch. 347.

Owner means the license holder or any other person, firm, association, or corporation owning, keeping or harboring a dog. Any person keeping or harboring a dog for five consecutive days shall, for the purposes of this definition, be deemed an owner.

Potentially dangerous dog means any dog that:

(1) When unprovoked, inflicts bites on a human or domestic animal on public or private property.

(2) When unprovoked, chases or approaches a person, including a person on a bicycle, upon the streets, sidewalks, or any public or private property, other than the dog owner's property, in an apparent attitude of attack.

(3) Has a known propensity, tendency, or disposition to attack unprovoked, causing injury or otherwise threatening the safety of humans or domestic animals.

Proper enclosure means securely confined indoors or in a securely enclosed and locked pen or structure suitable to prevent the animal from escaping and providing protection from the elements for the dog. A proper enclosure does not include a porch, patio, or any part of a house, garage, or other structure that would allow the dog to exit of its own volition, or any house or structure in which windows are open or in which door or window screens are the only obstacles that prevent the dog from exiting.

Provocation means an act that an adult could reasonably expect may cause a dog to attack or bite.

Running at large means any dog which is not either:

(1) Effectively contained on private property;

(2) Effectively restrained, by chain or leash, to private property with the consent of the property owner;

(3) Effectively restrained by a chain or leash not to exceed six feet in length; or

(4) Under the voice control of its owner.

Substantial bodily harm means bodily injury that involves a temporary but substantial disfigurement, or that causes a temporary but substantial loss or impairment of the function of any bodily member or organ, or that causes a fracture of any bodily member.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-53. Animal control officer.

As used in this article the term "animal control officer" means any city officer or employee designated to enforce any portion of this article.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-54. Duties of animal control officer.

The animal control officer shall perform the following duties:

(1) Seize, impound, or restrain any dog found running at large within the city.

(2) Investigate all cases of animal bites reported to him and supervise the quarantine of any such animal to ensure that it is kept under observation for a period of ten days.

(3) Enforce all other provisions of this article.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-55. No interference with officer.

It shall be unlawful for any person to molest or in any way interfere with any peace officer, animal control officer, or any of their duly authorized assistants, or with any duly authorized agent while engaged in performing work under the provisions of this article.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-56. Number of dogs permitted.

(a) On a parcel or series of contiguous parcels under the same ownership or occupancy as the dog owner, no more than three dogs are permitted. A private kennel license is required for four or more dogs.

(b) *Private kennel license process.*

(1) *Application.* The application for a license shall contain the following information; name, address, and telephone number of applicant; the address of the location where four or more dogs will be maintained, the number of dogs proposed to be maintained on the premise, the breeds of the dogs to be maintained, and a sketch plan of the premises where the dogs will be maintained.

(2) *Processing application.* The application must be filed with the zoning administrator together with the permit fee 30 days prior to a city council meeting. Following an inspection of the premises proposed to be licensed, the zoning administrator shall make a recommendation to the city council to approve or deny the application. The city council shall hold a public hearing and make the final decision on the application.

(3) *Term and transfer.* The license shall be valid without renewal provided that the applicant complies with the terms of the license. Licenses under this chapter may not be transferred from person to person or from place to place.

(4) *Revocation.* The council may revoke any license issued under this article upon adequate notice and a hearing before the council, if requested, on the following grounds:

a. Any violation of this Code;

b. Material misstatement or misrepresentation in application for license or renewal thereof;

c. Failure to keep the licensee's premises in an orderly, aesthetically pleasing manner as prescribed by the council and/or its designated representative;

d. Failure to comply with the terms of the license.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-57. Reserved.

Ord. No. 21-08, § 3, adopted February 23, 2021, repealed § 10-57, which pertained to individual dog licensing and derived from Ord. No. 15-12, adopted July 14, 2015.

Sec. 10-58. Tags.

All dogs in public spaces shall have an identification tag with owner or veterinarian contact information affixed to the dog collar. In lieu of a physical tag, a microchip embedded in the dog with the same information is sufficient for identification.

(Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 21-08, § 3, 2-23-2021)

Sec. 10-59. Rabies vaccination.

(a) Every owner or keeper of a dog shall cause the same to be vaccinated by a licensed veterinary with anti-rabies vaccine at least once every three years and prior to the time such dog shall reach the age of six months.

(b) No dog need be vaccinated when a licensed veterinarian has examined the animal and certified that, at such time, vaccination would endanger its health because of its age, infirmity, debility, illness, or other medical consideration; and such exception certificate is presented to the animal control officer within five days of such examination. The animal shall be vaccinated against rabies as soon as its health and age permit. Unvaccinated animals must be confined to the owner's property or a veterinary facility.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-60. Animal at large.

(a) Every owner or keeper of a dog shall cause the same to be under the control of and in custody of a person of sufficient age to adequately control the dog at all times, while the dog is off the premises of the owner. The terms "control" and "custody" mean on a leash of not more than six feet in length or under the voice control of its owner. It shall be lawful to have a dog in an automobile without a leash, but it must be on a leash or under the voice control of its owner if taken out of the vehicle. Violation of this section shall be a petty misdemeanor.

(b) It is unlawful for any domestic diseased animal to run at large.

(c) All animals must be in the care and control of their owner.

(Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 24-03, § 2, 3-26-2024)

Sec. 10-61. Report of dog bites.

Any person knowing of a human being bitten by a dog shall immediately notify the animal control officer or the police department and said dog shall then be confined and kept under observation for a period of ten days before being removed from owner's property or disposed of.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-62. Destroying a dog.

It shall be unlawful for any person other than the animal control officer or a police officer to kill or destroy any dog or animal of the dog kind running at large in the city or that has been known to bite a person within ten days.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-63. Abandonment.

No person shall abandon or release any dog, cat, or other animal with the boundaries of the city.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-64. Potentially dangerous dogs.

(a) The animal control officer will provide the owner of a dog that has been deemed potentially dangerous, per section 10-52, with a potentially dangerous dog incident report.

(b) If the dog has inflicted bites on a human or domestic animal on public or private property, a quarantine notice will also be provided to the owner advising of a ten day quarantine period.

(c) If a proper enclosure cannot be provided for the dog, the animal control officer can seize the dog for the quarantine period. All costs of the care, keeping, and disposition of the dog are the responsibility of the person claiming an interest in the dog.

(d) Any person knowing of a human being bitten by a dog shall immediately notify the animal control officer or the police department and said dog shall then be confined and kept under observation for a period of ten days before being removed from owner's property or disposed of.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-65. Dangerous dogs.

(a) The animal control officer will provide the owner of a dog that has been deemed dangerous, per section 10-52, with a dangerous dog incident report.

(b) If the dog has inflicted bites on a human or domestic animal on public or private property, a quarantine notice will also be provided to the owner advising of a ten-day quarantine period.

(c) An owner of a dangerous dog shall keep the dog, while on the owner's property, in a proper enclosure. If the dog is outside the proper enclosure, the dog must be muzzled and restrained by a substantial chain or leash and under the physical restraint of a responsible person. The muzzle must be made in a manner that will prevent the dog from biting any person or animal but that will not cause injury to the dog or interfere with its vision or respiration.

(d) An owner of a dangerous dog must renew the registration of the dog annually until the dog is deceased. If the dog is removed from the jurisdiction, it must be registered as a dangerous dog in its new jurisdiction.

(e) An owner of a dangerous dog must notify the animal control authority in writing of the death of the dog or its transfer to a new location where the dog will reside within 30 days of the death or transfer, and must, if requested by the animal control authority, execute an affidavit under oath setting forth either the circumstances of the dog's death and disposition or the complete name, address, and telephone number of the person to whom the dog has been transferred or the address where the dog has been relocated.

(f) An animal control authority shall require a dangerous dog to be sterilized at the owner's expense. If the owner does not have the animal sterilized within 30 days, the animal control authority shall seize the dog and have it sterilized at the owner's expense.

(g) A person who owns a dangerous dog and who rents property from another where the dog will reside must disclose to the property owner prior to entering the lease agreement and at the time of any lease renewal that the person owns a dangerous dog that will reside at the property.

(h) A person who transfers ownership of a dangerous dog must notify the new owner that the animal control authority has identified the dog as dangerous. The current owner must also notify the animal control authority in writing of the transfer of ownership and provide the animal control authority with the new owner's name, address, and telephone number.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-65.1. Dangerous dog registration.

(a) *Requirement.* No person may own a dangerous dog in this state unless the dog is registered as provided in this section.

(b) *Registration.* An animal control authority shall issue a certificate of registration to the owner of a dangerous dog if the owner presents sufficient evidence that:

(1) A proper enclosure exists for the dangerous dog and a posting on the premises with a clearly visible warning sign that there is a dangerous dog on the property, including a warning symbol to inform children;

(2) A surety bond issued by a surety company authorized to conduct business in this state in a form acceptable to the animal control authority in the sum of at least $300,000.00, payable to any person injured by the dangerous dog, or a policy of public liability insurance issued by an insurance company authorized to conduct business in this state in the amount of at least $300,000.00, insuring the owner for any personal injuries inflicted by the dangerous dog;

(3) The owner has paid an annual fee of not more than $500.00, in addition to any regular dog licensing fees, to obtain a certificate of registration for a dangerous dog under this section; and

(4) The owner has had microchip identification implanted in the dangerous dog with the name of the microchip manufacturer and identification number of the microchip provided to the animal control authority. If the microchip is not implanted by the owner, it may be implanted by the animal control authority. In either case, all costs related to purchase and implantation of the microchip must be borne by the dog's owner.

(c) *Warning symbol.* If an animal control authority issues a certificate of registration to the owner of a dangerous dog pursuant to subdivision (b), the animal control authority must provide, for posting on the owner's property, a copy of a warning symbol to inform children that there is a dangerous dog on the property. The warning symbol must be the uniform symbol provided by the commissioner of public safety. The commissioner shall provide the number of copies of the warning symbol requested by the animal control authority and shall charge the animal control authority the actual cost of the warning symbols received. The animal control authority may charge the registrant a reasonable fee to cover its administrative costs and the cost of the warning symbol.

(d) *Fee.* The animal control authority may charge the owner an annual fee, in addition to any regular dog licensing fees, to obtain a certificate of registration for a dangerous dog under this section.

(e) *Dangerous dog designation review.* Beginning six months after a dog is declared a dangerous dog; an owner may request annually that the animal control authority review the designation. The owner must provide evidence that the dog's behavior has changed due to the dog's age, neutering, environment, completion of obedience training that includes modification of aggressive behavior, or other factors. If the animal control authority finds sufficient evidence that the dog's behavior has changed, the authority may rescind the dangerous dog designation.

(f) *Law enforcement; exemption.* The provisions of this section do not apply to dangerous dogs used by law enforcement officials for police work.

(g) *Exemption.* Dogs may not be declared dangerous if the threat, injury, or damage was sustained by a person:

(1) Who was committing, at the time, a willful trespass or other tort upon the premises occupied by the owner of the dog;

(2) Who was provoking, tormenting, abusing, or assaulting the dog or who can be shown to have repeatedly, in the past, provoked, tormented, abused, or assaulted the dog; or

(3) Who was committing or attempting to commit a crime.

(h) *Tag.* A dangerous dog registered under this section must have a standardized, easily identifiable tag identifying the dog as dangerous and containing the uniform dangerous dog symbol, affixed to the dog's collar at all times.

(Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 21-08, § 3, 2-23-2021)

Editor's note(s)—Ord. No. 15-12, § 2, adopted July 14, 2015, set out provisions intended for use as § 10-65. For purposes of classification, and at the editor's discretion, these provisions have been included as § 10-65.1.

Sec. 10-66. Hearing for dogs deemed dangerous or potentially dangerous.

The owner of a dog that has been deemed dangerous or potentially dangerous may request a hearing to determine the validity of the dangerous or potentially dangerous dog declaration. If such a request is made, the owner must immediately comply with provision 1 of the notice, until the hearing examiner issues an opinion. To appeal the dangerous or potentially dangerous dog declaration:

(1) A request, identifying with specificity the basis for the dog owner's objection to the declaration shall be filed in writing with the office of the chief of police within 14 days after the date of the service of the notice. Failure to do so within 14 days will terminate the owner's right to a hearing.

(2) A $250.00 filing fee shall be submitted with the appeal request. In the event that the dangerous dog declaration is not upheld by the hearing examiner, the filing fee will be refunded to the dog's owner. Per Minn. Stat. § 347.541, if the dangerous dog declaration is upheld by the hearing examiner, actual expenses of the hearing up to a maximum of $1,000.00 will be the responsibility of the dog's owner.

(3) A hearing shall be conducted within ten days, unless a later date is mutually agreed to by the hearing examiner, the dog owner and the city.

(4) The hearing officer shall issue a decision on the matter within ten days after the hearing. The decision must be delivered to the dog's owner by hand delivery or registered mail as soon as practical and a copy must be provided to the animal control authority.

(5) If the hearing officer affirms the dangerous dog declaration, the owner will have 14 days from receipt of that decision to comply with all requirements of the notice.

(6) Any costs incurred for the care, keeping, and disposition of the dog are the responsibility of the person claiming an interest in the dog, except to the extent that a court or hearing officer finds that the seizure or impoundment was not substantially justified by law.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-67. Failure to restrain an attack by a dog.

(a) It shall be unlawful for an owner to fail to restrain a dog from inflicting or attempting to inflict bodily injury to any person or other animal. Violation of this section shall be a misdemeanor. The court, upon a finding of the defendant's guilt hereunder, is authorized to order, as part of the disposition of the case, that the animal be destroyed based on a written order containing one or more of the following findings of fact:

(1) The animal is dangerous as demonstrated by a vicious attack, an unprovoked attack, an attack without warning, or multiple attacks; or

(2) The owner of the animal has demonstrated an inability or unwillingness to control the animal in order to prevent injury to persons or other animals.

(b) If the court does not order the destruction of the dog, the court, as an alternative, may order the defendant to provide, and show proof to the court of public liability insurance in the minimum amount of $300,000.00.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-68. Stopping an attack.

If any police officer or animal control officer is witness to an attack by a dog upon a person or another animal, the officer may take whatever means they deem appropriate to bring the attack to an end and prevent further injury to the victim.

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-69. Dogs disturbing the peace.

It shall be unlawful for any person to own, keep, have in possession, or harbor any dog that howls, yelps, or barks to the reasonable annoyance of another person. Any person violating this section, who upon first requested by a police officer or animal control officer to stop or prevent the annoyance, and refuses to comply with the request will be issued a citation or arrested in accordance with Minnesota Rules of Criminal Procedure, and, if the officer deems it necessary to stop the annoyance, may have the dog taken to the city animal pound. Any dog placed in the pound may be reclaimed by the owner upon payment of the fee prescribed in subsection 10-95(b), and if not reclaimed may be disposed of in the manner provided in subsection 10-95(c).

(Ord. No. 15-12, § 2, 7-14-2015)

Sec. 10-70. Removal of excrement, manure, and carcasses.

(a) It is unlawful for any person who owns or has custody of a dog to cause or permit such animal to defecate on any private property without the consent of the property owner or on any public property unless such person immediately removes the excrement and places it in a proper receptacle. The provisions of this section shall not apply to seeing-eye dogs under the control of a blind person or dogs while being used in city police activity.

(b) It is unlawful for any person who owns or has custody of a dog to cause or permit accumulations of manure and animal excrement, except that any manure maintained in conformance with state law and City Code for use as fertilizer.

(c) It is unlawful for any person who owns or has custody of a dog to cause or permit carcasses of animals not buried at least three feet deep or destroyed within 24 hours after death.

(Ord. No. 15-12, § 2, 7-14-2015; Ord. No. 24-03, § 2, 3-26-2024)

Ord. No. 24-03, § 2, adopted March 26, 2024, amended the title of § 10-70 to read as herein set out. The former § 10-70 title pertained to removal of excrement.

Secs. 10-71—10-94. Reserved.

DIVISION 2. IMPOUNDMENT

Sec. 10-95. Procedure; reclaiming.

(a) *Impoundment.* All dogs picked up by the animal control officer or any of their duly authorized assistants shall be immediately transported to the designated pound. If the owner is known, they shall be immediately notified by telephone or personal contact and by written notice to their last known address. If the owner is unknown, written notice containing a description of the animal shall be posted at the pound and the city hall. The notice shall advise the owner that they have five regular business days to claim the dog. The term "regular business day" means any day during which the pound is open to the public not less than four consecutive hours between the hours of 8:00 a.m. and 7:00 p.m.

(b) *Reclaiming.* An owner may reclaim an impounded dog:

(1) If the dog has a current license: by paying to the pound master an impounding fee plus a boarding fee in an amount determined by agreement between the city and the designated pound, for each day the animal was confined. There shall also be an added impounding fee for any dog impounded twice within 12 months. Such fees shall be set by ordinance.

(2) If the dog does not have a current license: By first obtaining a license from the city administrator and paying the costs to the pound master.

(c) *Unclaimed animals.* Any animal not claimed within the allotted time shall be disposed of in accordance with the provisions of Minn. Stats. § 35.71, subd. 3.

(Ord. No. 15-12, § 2, 7-14-2015)

Secs. 10-96—10-118. Reserved.

347.14 UNLICENSED DOGS.

Subdivision 1. **Seizure; impoundment; presumption.** Any person may seize, impound, or restrain any unlicensed dog which the person may find running at large. The fact that a dog is without a license attached to a collar shall be presumptive evidence that the dog is unlicensed. The sheriff and sheriff's deputies or other police officer shall seize, impound or restrain any dog for which no license has been issued and for which one is required. Any officer who shall seize, restrain, impound, or kill any dog found in any place without a license, as required under sections 347.09 to 347.20, upon delivery of such dog or carcass and the proper disposal of the carcass and after making a report to the town or city treasurer of the town or city in which the dog was seized or killed, showing that the dog did not have a license, shall receive therefor a payment of $2, the same to be made from any funds in the town or city treasury not otherwise appropriated.

The county auditor shall reimburse the town for any expense incurred under section 347.10 and shall charge such expense to the dog license fund.

Subd. 2. **Prohibition; enforcement.** It is unlawful for a person to harbor or permit to remain about the person's premises a dog for which no license exists and for which one is required. Any person who has seized or impounded a dog with or without license under this section shall deliver the dog to the humane officer of the town or city, if a humane officer exists; or, if there is not a humane officer, to the town or city peace officer. The officer to whom the dog is delivered shall, without delay, notify the owner, personally or through the United States mail, if the owner is known to the officer or can be ascertained with reasonable effort. If, after five regular business days of the impounding agency, the owner does not claim the dog, the officer may dispose of the dog in a proper and humane manner. For the purpose of this section, "regular business day" means a day during which the establishment having custody of the dog is open to the public at least four consecutive hours between 8:00 a.m. and 7:00 p.m.

Subd. 3. **Penalties.** Any person who shall violate any of the provisions of sections 347.08 to 347.21 shall be liable to a penalty of not less than $5 nor more than $50 for such violation.

History: *(7297-47) 1939 c 410 s 7; 1943 c 294 s 3; 1973 c 123 art 5 s 7; 1986 c 444; 2005 c 10 art 2 s 4; 2006 c 223 s 1*

ANOKA POLICE DEPARTMENT

275 HARRISON STREET
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PHILIP S. JOHANSON
Chief of Police

July 22, 2015

Jeff Katers
Chief of Police
Ramsey Police Department

Re: Animal Containment Services – Cost Adjustments for 2016

Chief Katers – Jeff

Listed below is the updated 2016 fee schedule for animal containment services at the Anoka Police Department Animal Containment Center. These cost adjustments will take effect on January 1, 2016 and will be reflected in the February 2016 invoice. Please note there has been no cost increase for this service since January 1, 2011 (five years ago).

New Animal Containment Fee Schedule starting January 1, 2016:

Boarding Fee (per day) - $25.00 (was $20)
Impound Fee (one time)- $50.00 (was $35)
Euthanization Fee .....- $40.00 (was $35)

If you have questions about the 2016 cost adjustments or about our animal containment services, please feel free to contact me at 763-576-2831.

Sincerely,

Phil Johanson

Philip Johanson
Chief of Police
Anoka Police Department

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Identify and implement operational efficiencies, cost savings and additional funding sources.

Information

Title:

Review Proposed 2026 Schedule of Rates, Fees, and Charges

Purpose/Background:

Annually, the City adopts a Schedule of Rates, Fees and Charges. This schedule is adopted by ordinance, with adoption occurring in November to have the rates in effect by January 1st of the new year.

The schedule with 2025 adopted and 2026 proposed changes is attached. Staff will review the most notable changes and any others the Council would like to discuss.

Notification:

20-30 minutes

Funding Source:

City Clerk

Recommendation:

Based on discussion.

Outcome/Action:

Based on discussion.

Attachments

2026 Proposed Rates and Fees
ICC Valuation August 2023
MN Statue 326B.153 Permit Fees
2026 Electrical Permit Fees
2026 Proposed Park Rental Fees

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/23/2025 03:41 PM
Form Started By: Katie Schmidt		Started On: 10/23/2025 10:02 AM
Final Approval Date: 10/23/2025		

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Administrative Hearings/Citations/Abatements			
Abatement: Administration Fee		25% of cost of abatement or 750.00, whichever is less	
Voluntary/Self-Requested Abatement	$0 Administrative Fee	Cost of Dumpster	
Administrative Citation			
1st citation within 24 months of code violation		75.00	
2nd citation within 24 months of code violation		250.00	
3rd citation within 24 months of code violation		500.00	
Violations of 10 - Animals			25.00
Violations of 54 - Prohibited Parking			25.00
Administrative Hearing: Filing Fee		equivalent to the fine imposed	
Alcoholic Beverages, Breweries and Taprooms			
3.2 beer off-sale		100.00	
3.2 beer on Sale		200.00	
Change of Name-Liquor Establishment		50.00	
Liquor, Brewery and Taproom license investigation fee	Corporate	500.00	
	Partnership	500.00	
	Sole-Proprietor	500.00	
Liquor off-sale		380.00	
	Tiered Payment System:		
	License Reduced by:		
	$100 - Meet State Statutes Conditions		
	$100 - Purchase/Utility ID Technology		
Brewery and Taproom on-sale		500.00	
Liquor on-sale		5000.00	
Brewery and Taproom off-sale Monday - Saturday		200.00	
Brewery and Taproom off-sale Sunday		200.00	
Liquor on-sale Sunday		200.00	
Wine license investigation fee	Corporate	500.00	
	Partnership	500.00	
	Sole-Proprietor	500.00	
Wine on-sale		1000.00	
2 a.m. closing (optional)		300.00	
Amusement & Commercial Recreation			
Temporary Amusement Center (Carnivals, Circus)		250.00	
Lawful gambling investigation fee - New applicant only	Limit $100.00	100.00	
Lawful gambling investigation fee - Single Events		50.00	
Fireworks Sales-Business selling only fireworks	Ordinance Adopted 6/11/02	350.00	
Fireworks Sales-Retail Sellers		100.00	
~~Parade Permit~~		~~100.00~~	
Special Events - Ex: Music festival, performing arts, parades, carnivals, 5K Runs	Including Clean Up Fees, Electrical Inspection Fees etc.	50.00 Application fee + License Fee to be determined per event by CC + Staff Time @ 2.30 x wage/hour	
All Other Misc. Permit/Licenses		50.00/Admin fee + Staff time @ 2.30 x wage/hr. if needed	
Building Construction			
Administrative Fee-Process Returned Bldg. Permits		25.00	
Credit Card Payments	~~Invoice Cloud Direct Billing -~~ Applies to all ~~permits~~ Items under section entitled Building Construction	3.25% total transaction 90.01 & higher	
	Applies to all Items under section entitled Building Construction	2.95% convenience fee total transactions 90.00 or less	
Basement Finish	Cover 3 trips	~~175.00~~	City of Ramsey Valuation Fee Schedule / Minimum 200.00

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Building permit	~~Based on February 2021 ICC building valuation data & 1997 Uniform Building Code Table No 1-A Building Permit Fees (attached at end of schedule)~~		Based on February 2023 ICC building valuation data & Fee Schedule from Statue 326B.153 (attached at end of schedule)
Change of Occupancy		City of Ramsey Valuation Fee Schedule	
Temporary Certificate of Occupancy			150.00
~~Electronic Plan Review-Application Fee~~	~~Building Permit only~~	~~City of Ramsey Valuation Fee Schedule~~	
~~Electronic Plan Review-Application Fee~~	~~All Other Permits: Fire, Mechanical, Plumbing, Septic, Zoning~~	~~25.00~~	
Building plan check - Residential		65% of Bldg. Permit Fee	
Plan Review fee for Similar Plans		25% of Bldg. Permit Fee	
Plan Check Fee for Accessory Structures	Garages, Remodels, Additions, etc.	65% of Bldg. Permit Fee	
Plan Check Fee for changes, additions, or revisions to plans		~~53.00/hr./Minimum 1 hr. (Non-Refundable)~~	65.00/hr./Minimum 1 hr. (Non-Refundable)
Plan Check Fee for Commercial, Industrial & Apartments		65% of Bldg. Permit Fee	
Plan Check Fee (Outside Contracted)	All administrative and Overhead Costs	Actual Costs (Non-Refundable)	
Air Conditioner Replacement		100.00	
Air Conditioner & Furnace Replacement (Combination)		120.00	
Deck Permit		City of Ramsey Valuation Fee Schedule	City of Ramsey Valuation Fee Schedule / Minimum 200.00
Residential Demo Permit		200.00	
Driveway Escrow		2000.00	
Water Heater Replacement		100.00	
Electrical Permit Fee	Per Tokle Contract	Electrical Permit Fee Schedule	Electrical Permit Fee Schedule Attached
Erosion Control Escrow - Home Improvement	Returned when complete	Min $100/Max $1,000	
Erosion Control Escrow - New Construction	Returned when complete	1500.00	
Fence Permit	Over 7 feet in height	City of Ramsey Valuation Fee Schedule	
Fireplace Permit	Cover 2 trips	100.00	
Furnace Replacement		100.00	
~~Inspections-After Hours/Weekend~~	~~1.5 times hourly rate~~	~~80.00/hr./minimum 2 hr.~~	
Inspections- Licensed Facility	Admin and Inspection Fee		150.00
Investigation Fee	Work Started Without a Permit	~~Equal to Permit Fee~~	Up to or Equal to Permit Fee
Gas Line (Residential)		100.00	
Landscape Escrow		3000.00	
Lawn Irrigation-Residential	Cover 1 trip	100.00	
Lawn Irrigation-Commercial (Multi)		City of Ramsey Valuation Fee Schedule	
Mechanical Permit-Residential	New Construction	175.00	
	Remodel/Addition	125.00	
Mechanical permit-Commercial	New Construction	1% of Job Value/Minimum 250.00	
	Remodel/Addition	1% of Job Value/Minimum 125.00	
Plan Check fee (65% of commercial mechanical permit)		65% of Bldg Permit fee (Non-Refundable)	
Moving Structure Permit		125.00	
Moving Structure Permit Site Inspection		125.00	
Mobile Home Tie Down		100.00	
Mobile Home Water Hookup	1.25 hours	~~50.00~~	100.00
Plumbing permit- Residential/Single Family	New Construction	175.00	
	Remodel/Addition	125.00	
Plumbing permit- Commercial	New Construction	1% of Job Value/Minimum 250.00	
	Remodel/Addition	1% of Job Value/Minimum 125.00	
Plan Check Fee - Commercial Plumbing Permits		Based on Contractual Services, if not considerd a 'minor remodel'	
Public Sidewalk Panels-Broken		Min $1,000/Max $3,000	
Re-Inspection Fees		100.00 per trip	
Re-Roofing/Shingling Permit-Residential	Cover 2 trips	125.00	
Re-Roofing/Shingling Permit-Commercial/Multi-Family		City of Ramsey Valuation Fee Schedule	
Re-Siding Permit	Cover 2 trips	125.00	
Replacement Windows (Residential)	City Required pre-inspection	125.00	

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Septic System Permit Type I - III Systems		~~250.00~~	300.00
Septic System Permit - Type IIII and V		Fee as Needed for Contracted Services plus $150 Administrative Fee	
~~Septic System Repair -Residential/Commercial~~		~~200.00~~	
Septic Tank Installation Permit-Residential		~~200.00~~	250.00
Septic System - Operational Permit		200.00	
Septic Tank Pumping Permit		15.00	
Service Availability Charge (SAC)	[current MCES rates]	2485.00	
Sewer permit (Utility Connection)-Residential		75.00	
Sewer permit (Utility Connection)-Commercial		2% of Job Value/Minimum 258.00	
Sewer Review			150.00
Site Evaluation Fee		80.00	
Solar Panel (Residential)		175.00	
State Surcharge	Applies to all permit types	1.00	
	Per State of Minnesota Fee Schedule		
Swimming pool permit		City of Ramsey Valuation Fee Schedule	
Vacuum Breaker Verification for Irrigation System (RPZ)-Residential		50.00	
Vacuum Breaker Verification for Irrigation System (RPZ)-Commercial	1.25 Hours	50.00	
Water Availability Charge (WAC) - per address	based on national/local construction cost index 6/22 3.3%	1481.00	
Water Softener Permit-Residential		100.00	
Water permit (Utility Connection)-Residential		75.00	
Water permit (Utility Connection)-Commercial		2% of Job Value/Minimum 258.00	
Water Review			150.00
Business			
Credit Card Payments	~~Invoice Cloud Direct Billing~~ - Applies to all Items under section entitled Business	3.25% total transaction 90.01 & higher	
	Applies to all Items under section entitled Business	2.95 convenience fee total transactions 90.00 or less	
Administrative Fee - Process Returned Business Permits		25.00	
Business Registration Certificate (BRC)	Original Application	30.00	
Contractor License	All Contractors	50.00	
Garbage & refuse hauler		50.00	
License Late Fee		15% of license fee/month	
Massage Establishment		300.00/initial, 150.00/renewal	
Massage Establishment Owner/Manager Background Check Fee		200.00	
Massage Therapist		100.00/initial, 75.00/renewal	
Massage Therapist Background Check Fee		50.00	
~~Mobile Food Unit (Food Truck) - 90 Day License~~		~~80.00~~	
Mobile Food Unit (Food Truck) - Annual License	Thru December 31 of calendar year (includes Inspection by Fire)	~~100.00~~	190.00
Pawn broker/Precious Metals		4000.00	
APS Automated Pawn Rate/Fee		~~2879.00~~	2,991.00
Pawn broker investigation fee	In-state investigation	500.00	
	Out-of-state investigation	1500.00	
Second Hand Dealer		2000.00	
Second Hand Dealer investigation fee	In-state investigation	500.00	
	Out-of-state investigation	1500.00	
Transient merchant/peddler/solicitor		350.00/annual + $35 per person background check	
Cannabis and Hemp Business Registration			
Credit Card Payments	~~Invoice Cloud Direct Billing~~ Applies to all Items under section entitled Cannabis & Hemp Business Registration	3.25% total transaction 90.01 or higher	
	Applies to all ~~permits~~ Items under section entitled Cannabis & Hemp Business Registration	2.95 convenience fee total transactions 90.00 or less	
Cannabis Microbusiness with/without Retail		0.00 initial, 1,000.00 annual renewal	
Cannabis Mezzobusiness with/without Retail		500.00 initial, 1,000.00 annual renewal	
Cannabis Retailer		500.00 initial, 1,000.00 annual renewal	
Lower Potency Hemp Edible Retailer		125.00 initial, 125.00 annual renewal	
Medical Cannabis Combination Business		500.00 initial, 1,000.00 annual renewal	
Penalty Fee for Failure to Register		2000.00	
City Financing			

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Interest rate charge - non-bonded programs		US Treasury rate + 2 points	
[bonded projects will be dependent upon interest rates being paid]		Bond Interest rate + 2 points	
Equipment Chargeback			
All Equipment Rental		Per FEMA Schedule + Staffing	
Public Works Maintenance Worker		2.30 x wage/hr.	
Portable Toilet		Actual Cost	
Facility Use			
Antenna Lease - City Owned Property [PCS towers]	Per Individual Agreement	Per Individual Agreement	
~~Bicycle Locker Rental - Annual Fee~~	~~$100.00 Key Deposit~~	~~20.00~~	
Concession stand/pavilion/shelter- per day/event- residents		See Facility Use & Rental Policy	
Concession stand pavilion/shelter- per day/event - non-res.		See Facility Use & Rental Policy	
Softball/baseball field maintenance - youth teams		~~40.00/game~~	42.00 per game
Football field maintenance - youth teams			
Large Fields		~~75.00/week~~	79.00 per week
Soccer & Lacrosse field maintenance - youth teams			
Full Size (Large Field)		~~75.00/week~~	79.00 per week
1/2 Size (Medium Field)		~~60.00/week~~	63.00 per week
Small Field		~~40.00/week~~	42.00 per week
Field Layout Field-Soccer, Football, Lacrosse		~~300.00~~	315.00 per location/park
Tennis court - non-residents		20.00	
Lighted ballfield Deposit Fee		100.00/individual	
Lighted ballfield - residents		45.00/Per 3 hours and then 15.00/Each Additional hour	
Lighted ballfield - non-residents		60.00/Per 3 hours minimum and then 20.00/Each Additional hour + 25.00 for lights	
Light - Used By ARAA		Actual Cost	
General Field Use - Residents (football, soccer, softball, baseball)		45.00/Per 3 hours minimum and then 15.00/Each Additional hour	
General Field Use - Non-Residents (football, soccer, softball, baseball)		105.00/Per 3 hours minimum and then 20.00/Each Additional hour	
Baseball/softball dragging only - ARAA		~~20.00/field~~	21.00 per field
Athletic Field Marking Paint - ARAA		Actual Cost	
Pact School Field Maintenance @ The Draw	Annual General Maintenance Fee	~~709.00~~	745.00
Pact School Field Maintenance @ Central Park	Annual General Maintenance Fee - Per Each Field	~~709.00~~	745.00
Municipal Center Room Rental ~~- Refer to Facility Use and Rental Policy~~	~~See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule~~	~~See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule~~	
	All Rates listed are per hour, 2 hour minimum per reservation, billed in 30 minute increments thereafter		
Alexander Ramsey and Lake Itasca Room	Youth Organizations / 501c3 Groups		15.00/hour
Alexander Ramsey and Lake Itasca Room	General Public - Ramsey Resident		45.00/hour
Alexander Ramsey and Lake Itasca Room	General Public - Non-Resident		65.00/hour
Trott Brook and Mississippi River Room	Youth Organizations / 501c3 Groups		15.00/hour
Trott Brook and Mississippi River Room	General Public - Ramsey Resident		25.00/hour
Trott Brook and Mississippi River Room	General Public - Non-Resident		45.00/hour
After hours/weekend hourly rates - All Rooms	All Groups - Youth Organziation or General Public		100.00/hour
Coffee ~~for Meetings~~ Service per pot		5.00/pot	
Park Facilities - Refer to Facility Use and Rental Policy	See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule	See Ramsey Municipal Center Conference Room Rental & Park Facilities Rental Rates Schedule	
Miscellaneous			
Cemetery Plot (Trott Brook Cemetery)		~~1000.00~~	1,200.00
Cemetery Plot Perpetual Care		450.00	
Comp Plan CD		10.00	
City Information-CD Format		10.00/disc	

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Kennel License (Administrative)	4th Dog on Property	200.00	
Non-Traditional Animal License		200.00	
Maps - City (28 X 24)		5.00	
Maps - Zoning (28 X 34)		15.00	
Maps - Zoning/Address (34 X 44)		25.00	
Maps-Zoning or Comp Plan (11 X 17)		6.00	
Maps - Plat		10.00	
Maps - Topo aerials per half section		20.00	
Maps- Parks & Trails 11 X 17)		6.00	
Maps - Parks & Trails (36 X 24)		15.00	
Maps-Large Ward/Precinct	With Addresses	25.00	
Notary Fee	State Statute	5.00	
Photo copies - one-sided	Up to 100 pages; over 100 pages plus staff time	0.25	
Photo copies - duplexed	Up to 100 pages; over 100 pages plus staff time	0.50	
~~Political office~~ Candidate filing fee	State Statute	5.00	
Public hearing publications		At City Cost	
Ramsey Resident 1/8 page ad	10% discount for 6 consecutive ads purchased		200.00
Ramsey Resident 1/4 page ad	10% discount for 6 consecutive ads purchased		325.00
Ramsey Resident 1/2 page ad	10% discount for 6 consecutive ads purchased		600.00
Returned Check, ACH, Credit Card		35.00	
Reissued Check Fee		15.00	
Special assessment search		30.00	
Planning and Zoning			
Comp Plan Escrow		1000.00	
Conditional use escrow minimum		1000.00	
Easement Encroachment Agreements		500.00	
Environmental Assessment (EAW, EIS, AUAR) Escrow		3000.00	
Grading Permit		200.00	
Grading As-Built Survey Escrow			1,500.00
MRCCA Land Alteration Permit		200.00	
MRCCA Vegetation Permit		200.00	
Home Occupation (Land Use Application) Permit		250.00	
Home Occupation Permit Escrow		1000.00	
Industrial Revenue Bond - application		200.00	
Industrial Revenue Bond - escrow		1000.00	
Interim Use Permit Escrow - Minimum		600.00	
Land Use Application Fee		500.00	
Park Dedication - Cash Contribution: Residential Unit	Including Townhomes & Apartment Units 0 - 11.99 units per acre	4,700.00/dwelling unit	
Park Dedication - Cash Contribution: Residential Unit	~~Exceed 12+ units per acre~~ 12 - 19.99 units per acre	7.5% Discount/$4,347.00	
Park Dedication - Cash Contribution: Residential Unit	~~Exceed 20+ units per acre~~ 20 + units per acre	15% Discount/$3,995.00	
Park Dedication - Cash Contribution: Commercial/Assisted Living Facilities		5,400.00/acre	
Park Dedication - Cash Contribution: Industrial		4,500.00/acre	
Park Dedication - Land Contribution: Residential	0 - 3.0 dwelling units per acre	10% of land	
	3.1 - 5.0 dwelling units per acre	15% of land	
	5.1 + dwelling units per acre	Add .5% for each over 5	
Park Dedication - Land Contribution: Commercial/Industrial/Assisted Living Facilities		5% gross land area	
Park Dedication - Land Contribution: Planned Unit Developments	(public open space/rec. uses-not including wetlands)	10% gross land area	
		3,000.00/dwelling unit	
Trail Development Fee - Cash Contribution: Residential Unit		1,575.00/dwelling unit	
Trail Development Fee - Commercial/Industrial/Assisted Living Facilities		1,400.00/acre	
Approval/Recording of Deeds:			
Abstract Property		County Fee+10.00/Staff Time	
Torrens Property		County Fee+10.00/Staff Time	
Rezoning escrow		1000.00	
Sign permit - permanent		100.00	
Sign permit - temporary		25.00	
Site plan review escrow		1000.00	
Special Council, HRA or Commission meeting fee		350.00	

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Temporary Structure escrow	(not construction trailers, not hoop tents)	2000.00	
TIF/Conduit Debt Application Fee		4,000.00/+legal fee deposit	
Vacation of easement escrow		1000.00	
Variance escrow		500.00	
Variance Appeal			250.00
Zoning Letter		100.00	
Zoning Verification Signature for State Licensing (dealer's license)		25.00	
Platting or Subdividing			
Address Change		175.00	
Administrative (interior lot lines) escrow		500.00	
Major Subdivision escrow		2000.00	
Minor subdivision escrow		2000.00	
Registered land survey escrow		2000.00	
Professional Services			
Administrative Fee (Project Related Activity-Staff admin)	Consultants hired for project: Ex: Hakanson Anderson	Contractor bill + 3%	
Attorney - municipal		At City cost	
Attorney - non-municipal		At City cost	
City Staff Services		2.30 x wage/hr.	
Plan Review - Anoka County Highway Improvement Projects		150.00	
Police Officer		~~120.00/hr~~	~~130.00/hr~~
Other professional /staff services		2.30 x wage/hr.	
Public Safety			
Alarms: False (3rd offense)	In a Calendar Year	75.00	
Alarms: False (4th offense)	In a Calendar Year	150.00	
Alarms: False (5th offense)	In a Calendar Year	225.00	
Alarms: False (6th offense)	In a Calendar Year	300.00	
ATV/Golf Cart Permit		10.00	
~~Body Worn Camera Footage~~		~~35.00 per half hour/minimum $35.00~~	
Car Seat Check -Non-Resident only		25.00	
Clandenstine Drug Labs Remediation	Recovery of Public Costs	125% of Recovery Costs (Recovery Cost + 25% admin Fee)	
Copies: Audio/Video CD/DVD		20.00	
Copies: Incident/Investigative Reports	Per statute Ch163 sec 8 adopted 8/1/05	.25/page	
Copies: Statistical Summary Reports		5.00	
Dangerous Dog License		500.00	
Dogs & Domestic Animals Impoundment fee	Board fee: $30/day (day of impound counts as day 1)	125.00 +board	Further Discussion
Dogs & Domestic Animals Impoundment fee (2nd offense)	w/in 12 months (+50.00 each addtl w/in 12 mo)	175.00 +board	Further Discussion
Dogs & Domestic Animals Euthanized			60.00
Fire Prevention:			
Fire Suppression Fees:			
Permit	Valuation based/~~1997 UBC Fee Table 1-A~~ 2024 Minnesota Statute 326B.153	~~Minimum of 23.50~~	29.50
Plan Review		65% of permit fee	
		~~5.00 Minimum State Surcharge~~	1.00 Minimum State Surcharge
Fire Alarm Fees:			
Permit	Valuation based/~~1997 UBC Fee Table 1-A~~ 2024 Minnesota Statute 326B.153	~~Minimum of 23.50~~	29.50
Plan Review		65% of permit fee	
		~~5.00 Minimum State Surcharge~~	1.00 Minimum State Surcharge
Temporary Assembly/Tent Permit(Greater than 100 sq. ft.)		50.00/per tent	
Aboveground Tank Storage		100.00/per tank	
Underground Tank Storage		100.00/per tank	
Fuel Tank Storage Removal		100.00/per tank	
Daycare Inspection Fee		50.00	
Permit Re-Inspection Fee	After 3rd Re-Inspection or if no corrections have been completed	~~50.00~~	100.00 per trip
Fireworks/Pyrotechnic Display Permit		200.00	
Fireworks -Retail Sale Permit - Retailer only selling fireworks		350.00	
Fireworks-Retail Sale Permit-All other retailers		100.00	
Double Permit Fee		2 x normal permit fee	
Lock Box Fee:			

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Surface Mount		Per Vendor Pricing	
Recessed Box		Per Vendor Pricing	
All Others		Actual cost + 10% Admin fee	
Fire Code Re-Inspection Fee		~~140.00~~	150.00
Gas Line Hit By Contractors	Effective 4-1-10	300.00	
Open Burn Permits:			
Open burn permit application	Residential	25.00	
Open burn permit fire suppression escrow		500.00	
Open burn permit fire suppression services		300.00/hr. - min 300.00	
Illegal Burning	Effective 4-1-10	~~200.00~~	300.00
Subsequent Site Evaluations	Complaint Based	~~45.00/visit~~	100.00/Visit
Fire Service Fee:			
Disaster Assistance		300.00/hr. per truck	
Ordinance Violations		300.00/hr.	
Victim Service Fee		300.00/hr. per truck	
Letter of Good Standing		10.00	
Photo CD		20.00/cd	
Photo Electronical Transfers		10.00/transmission	
Photo Reprints		5.00 min chg + 1.00/print	
Vehicle Lockout		20.00	
Vehicle Storage		10.00/day	
Reimbursements			
Mileage/personal vehicle (IRS allowable rate)	Always follow IRS adopted rate	.655/mile	
Residential Rental License/Reinspection Fees			
Credit Card Payments	Applies to all items under section entitled Residential Rental License/Reinspect	3.00% Convenience Fee	
Residential Rental License - multi family/Rental Townhome Complex	1-Year License/Renewal	600.00/building + 30.00/unit	
	1-Year License/Renewal with completion of crime free certificate credit	550.00/building + 30.00 unit	
Residential Rental License - single family/Townhome	1-Year License/Renewal	200.00	
	1-Year License/Renewal with completion of crime free class credit	150.00	
	~~2025 1-Year License Renewal with paid 2024 rental license~~	~~0.00~~	
Reinspections Fee (no charge for first and second inspection)		150.00 per inspection	
Background Check for New Management Company		50.00	
Late Fee for Rental License Renewal		100.00	
Reinstatement Fee		500.00	
Right-of-Way			
Permit Fee - Excavation		125.00	
Permit Fee - Boring/Open Trench		125.00+15.00/Driveway, 20.00/Road Closing + $10,000 Bond per mile	
Boulevard Tree Replacement		950.00/Tree	
Permit Fee - Overhead		125.00+.05/linear foot	
Street and Traffic Charges			
Developer contribution: street and/or traffic signs (each)	City Installed	265.00	
Bituminous Paving/Patching		38.00/sq yard	
Culverts		Price + Tax	
Road Improvement Assessment	Per Special Assessment Policy	Per Policy	
Sidewalk Panel Removal and Replacement Escrow		2500.00	
Street Sweeping: Equipment Only:	Per FEMA Schedule of Equipment Rates	FEMA Rates	
Traffic Sign Replacement (each)		256.00	
Tobacco			
Cigarette Sales (vending and over-the counter)		250.00	
Cigarette Sales with age verification technology		150.00	
E-Cigarette Sales		250.00	
E-Cigarette Sales with age verification technology		150.00	
UTILITY RATES			
Assessment Charge for Unpaid Items Assessed	Administration fee	40.00/account	
Interest Rate on Unpaid Items Assessed	Based on 1-Year Treasury + 2 Points	6.50%	
Penalty/late payment	Past due on current billing	10%	
Recycling Rates			

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
Residential Curb-side Program fee per quarter	Per Ace Contract	11.94/qtr	
Sewer Rates			
Residential/Single dwelling usage fee/qtr	Per 2016 Comprehensive Sewer Study	~~96.42/qtr~~	105.10
Multi-family(apt) & commercial usage fee/qtr		~~96.42+3.65/1000 gal. in excess of 20,000 gal.~~	105.10+3.88/1000 gal. in excess of 20,000 gal.
Connection charge/res. equivalent	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~1389.00~~	1,444.00
Connection charge/acre comm./ind.	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~4185.00~~	4,351.00
Lateral Benefit Charges: Residential	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~5581.00~~	5,802.00
Lateral Benefit Charges: Commercial	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~9188.00~~	9,552.00
Street Lights			
Developer contribution:			
Installation of Cobra street light		Per Connexus Energy Fee Schedule	
Traditionaire subdivision street light (w/100 ft of wire)		Developer Installed	
New ROW COR Lights		Per Connexus Energy Fee Schedule	
Street light O & M 3 year @ $98.00/year		294.00/light	
Residential billing:			
Urban subdivision street light rate per lot (>7/92)		9.19/qtr	
Rural subdivision street light rate per lot		15.15/qtr	
Residential-Single/Multifamily(TH/Apt); Commercial & Industrial billing:			
Priority street light rate per unit ~~residential/apartment/ lot/Commercial~~		1.37/qtr	
Storm Water Management Rates			
Residential		~~19.26/qtr~~	22.15/qtr
Commercial		~~77.04/REU/qtr~~	88.60/REU/qtr
Trunk charge/res. equivalent	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~550.00~~	572.00
Trunk charge/acre comm./ind.	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~5481.00~~	5,698.00
Water Rates			
Minimum usage fee/qtr	Per 2012 & 2017 Comprehensive Water System Study	~~54.89/qtr~~	58.18/qtr
Quarterly Rate Structure			
	Conservation Rates	~~$54.89 Minimum~~	$58.18 Minimum
		~~$3.76 per 1,000 for 15,001-25,000~~	$3.99 per 1,000 for 15,001-25,000
		~~$3.71 per 1,000 for 25,001-40,000~~	$3.93 per 1,000 for 25,001-40,000
		~~$3.97 per 1,000 for 40,001-60,000~~	$4.21 per 1,000 for 40,001-60,000
		~~$4.24 per 1,000 for 60,001-99,000~~	$4.49 per 1,000 for 60,001-99,000
		~~$4.69 per 1,000 for 99,001-201,000~~	$4.83 per 1,000 for 99,001-201,000
		~~$5.61 per 1,000 for 201,001 and above~~	$5.78 per 1,000 for 201,001 and above
Minnesota State Water Supply Service Connection Fee	State Testing Fee Mandated by State	~~$2.43/qtr per connection~~	$3.81/qtr per connection
Odd/Even Sprinkling Violations:	Effective: Day after Memorial Day thru Day after Labor Day		
	No Sprinkling between 10 am - 8:00 pm		
First Violation		Written Warning & Registered Letter	
Second Violation		50.00	
Third Violation		100.00	
Fourth Violation		150.00	
Meter Replacement Admin Fee for Non-Compliance		150.00/qtr	
Installation of meter w/remote (Res & Commercial)		150.00	
5/8" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
1" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
1 1/2" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
1 1/2" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	

SERVICE OR LICENSE	SPECIAL NOTES	2025 Adopted	2026 Proposed
2" T10 Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
2" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
2" Compound Domestic Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
3" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
3" Compound Domestic Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
4" Mach 10 - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
4" Compound Domestic Meter - Radio Read System	Subject to change based on price increases: Will always be cost plus 5%	Cost plus 5%	
Other than Meters Noted Above		Cost plus 5%	
Water shut off at Curbstop	Summer period April 2 - October 31	100.00	
Water shut off at Curbstop	Winter Period of November 1 - April 1	150.00	
Townhouse Irrigation Meter Winterization		150.00	
Broken Hydrant Replacement ~~- Summer~~	Summer period April 2 - October 31	750.00	
Broken Hydrant Replacement ~~- Winter~~	Winter Period of November 1 - April 1	850.00	
Connection charge/res. equivalent	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~2069.00~~	2,151.00
Connection charge/acre comm./ind.	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~7563.00~~	7,862.00
Lateral Benefit Charges: Residential	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~7163.00~~	7,447.00
Lateral Benefit Charges: Commercial	based on national/local construction cost index ~~6/22 3.3%~~ 6/25 3.96%	~~8014.00~~	8,331.00

INTERNATIONAL CODE COUNCIL®

People Helping People Build a Safer World®

Building Valuation Data – AUGUST 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2024. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a $300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is $30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300{,}000 \times 75\%}{\$30{,}000{,}000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

Permit Fee = Gross Area x Square Foot Construction Cost
X Permit Fee Multiplier

Example

Type of Construction: IIB
Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.
Height: 2 stories
Permit Fee Multiplier = 0.0075
Use Group: B

1. Gross area:
   Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
   B/IIB = $231.65/sq. ft.
3. Permit Fee:
   Business = 16,000 sq. ft. x $231.65/sq. ft x 0.0075
   = $27,798

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs [a, b, c]

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	N.P.	396.02	358.57	N.P.
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	N.P.	263.88	229.05	N.P.
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family [d]	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = $31.50 per sq. ft.

326B.153 BUILDING PERMIT FEES.

§

Subdivision 1.**Building permits.**

(a) Fees for building permits submitted as required in section 326B.107 include:

(1) the fee as set forth in the fee schedule in paragraph (b) or as adopted by a municipality; and

(2) the surcharge required by section 326B.148.

(b) The total valuation and fee schedule is:

(1) $1 to $500, $29.50;

(2) $501 to $2,000, $28 for the first $500 plus $3.70 for each additional $100 or fraction thereof, to and including $2,000;

(3) $2,001 to $25,000, $83.50 for the first $2,000 plus $16.55 for each additional $1,000 or fraction thereof, to and including $25,000;

(4) $25,001 to $50,000, $464.15 for the first $25,000 plus $12 for each additional $1,000 or fraction thereof, to and including $50,000;

(5) $50,001 to $100,000, $764.15 for the first $50,000 plus $8.45 for each additional $1,000 or fraction thereof, to and including $100,000;

(6) $100,001 to $500,000, $1,186.65 for the first $100,000 plus $6.75 for each additional $1,000 or fraction thereof, to and including $500,000;

(7) $500,001 to $1,000,000, $3,886.65 for the first $500,000 plus $5.50 for each additional $1,000 or fraction thereof, to and including $1,000,000; and

(8) $1,000,001 and up, $6,636.65 for the first $1,000,000 plus $4.50 for each additional $1,000 or fraction thereof.

RESIDENTIAL ELECTRICAL PERMIT FEES (SINGLE FAMILY HOMES, APARTMENTS, ASSISTED LIVING, and CONDOMINIUMS) Effective 1/1/2026

HOMEOWNERS AND CONTRACTORS: Complete an electrical permit form available from the Building Inspections Division. Add $1.00 for State surcharge to total cost of each permit. The fee is the total of the listed fees or the total number of inspection trips x $60.00, whichever is greater.

Residential Panel replacement is $125.00, sub panel $75.00. New service or power supply is:

0 to 300 Amp	$75.00
400 Amp	$100.00

Add $25.00 for each additional 100 amps

Circuits and Feeders

0-100 Amp	$12.00
101-200Amp	$20.00

Add $10.00 for each additional 100 amps

Minimum Fee:
Minimum permit fee is $60.00 plus $1.00 State surcharge. This is for one inspection only.
Minimum fee for rough-in and final inspection is $120.00 plus $1.00 State surcharge.

Dwelling Fees :
Fee for single family dwelling or townhouse not over 200 amps and up to 25 Circuits (Additional circuits are $12ea) is $225.00 plus
$1.00 State surcharge. Maximum of 2 rough-in's and 1 final inspection.

Apartment Buildings

Fee per unit of an apartment or condominium complex is $110.00. This does not cover service, unit feeders or house panels, and includes up to 15 circuits per unit.

Swimming Pools and Hot Tubs Additions, Remodels or Basement Finishes	$120.00 plus circuits at $12.00/each. This includes 2 inspections. $120.00 this include up to 10 circuits and 2 inspections
Residential Accessory Structures	The Greater of $75.00 for panel plus $12.00 per circuit or $120 for 2 inspections.
Street and Parking Lot Lights	$10.00 per each standard
Transformers and Generators	$5 up to 10kva, $55 11 to 74kva, $70 75kva to 299kva, over 299kva is $175
Retrofit Lighting	$1 per fixture
Low voltage fire alarm, low voltage heating and air conditioning control wiring	$1 per device
Residing jobs	$60
Re-Inspection Fee in addition to all other fees	$60.00

Solar Fees and Energy Storage Systems:

0kw to 5kw = $100	5.1kw to 10kw = $165
10.1kw to 20kw = $245	20.1kw to 30kw = $330
30.1kw to 40kw = $410	40.1kw and larger is $410 plus $25 for each additional 10kw

Electronic inspection fee for these items only; furnace, air conditioning, bath fan, fireplace or receptacle for water heater vent is $40.

Refunds must be requested in writing. No refunds unless more than the minimum fee. Refunds are minus the cities 20% handling fee.

THE PERMIT FEE IS DOUBLED IF THE WORK STARTS BEFORE THE PERMIT IS ISSUED.

Minimum fee permits expire in 6 months.

Permits over the minimum fee and up to $1000 expire in 1 year.

2026 Rates and Fees

Fees below are hourly facility fees. If you have alcohol OR amplified music OR 75+ people in attendance, please refer to the add on fees below.

Facility	Deposit	Hourly Rates			
		Non-Resident		Resident/Ramsey Youth Organizations	
Central Park		Weekday	Weekend	Weekday	Weekend
Park Center Building	~~$100~~ $150	$50	$55	$30	$35
Lions Pavilion **and** Concessions	~~$100~~ $150	$50	$55	$30	$35
Lions Pavilion Only	~~None~~$150	$25	$30	$20	$25
Warming House *(seasonal)*	~~$100~~ $150	$35	$40	$25	$30
Elmcrest Park		Weekday	Weekend	Weekday	Weekend
Elmcrest Park Building *(Pavilion, meeting room **and** concessions)*	~~$100~~ $150	$60	$65	$40	$45
Meeting Room	~~$100~~ $150	$45	$50	$30	$35
Pavilion only	~~None~~$150	$40	$45	$25	$30
The Draw Amphitheater		Weekday	Weekend	Weekday	Weekend
Amphitheater *(3 hour minimum)*	~~$100~~ $150	$75	$80	$50	$55
Pickleball Courts		Weekday	Weekend	Weekday	Weekend
Central Park Courts, East, West, and Middle Pair *(must be reserved 72 hours in advance, max 2hr)*	None	$8	$11	$5	$8
Park Shelters		Weekday	Weekend	Weekday	Weekend
Alpine Park Shelter	None	$5	$8	$0	$5
Emerald Pond Park Shelter	None	$5	$8	$0	$5
Flintwood Park Shelter #1 and #2	None	$5	$8	$0	$5
Rivers Bend Park Shelters, North and South	None	$5	$8	$0	$5
Sunfish Lake Park Shelter	None	$5	$8	$0	$5
Woodland Green Park Shelter	None	$5	$8	$0	$5

SPECIAL EVENT PERMIT FEES

This section is only applicable for Special Event Permits.
A Special Event Permit is required **IF**: you have 75+ people *OR* alcohol *OR* amplified music.
See **each section** below for applicable fees.

Special Event Permit Step 1 *(required)*	**Amount**	**What is this fee for?**
Application Fee (non-refundable)	$50	Time for all applicable departments to review and process permits.
Special Event Deposit	$150	This deposit covers any possible damages or additional cleanup costs.
Attendance Step 2 *(choose one)*	**Amount**	**What is this fee for?**
74 or under	~~$50~~ $0	Cleaning, facility maintenance, and public safety.
75-149	$75	
150 or more	$100	
Alcohol OR Amplified Music Step 3 *(choose one)*	**Amount**	
~~No Alcohol OR amplified music~~ Alcohol	~~$0~~ $50	
~~Alcohol OR amplified music~~ Amplified Music	$50	

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Identify and implement operational efficiencies, cost savings and additional funding sources.

Information

Title:

Review Revised Municipal Center Conference Room Rental Policy

Purpose/Background:

The purpose of this discussion is to review the attached revised draft of the Municipal Center Conference Room Rental Policy.

The attached draft policy has been revised to enhance customer service and reduce the need for direct staff involvement. A significant change is the elimination of the paper-based application process, which previously required renters to contact staff to check room availability, complete and submit a physical application, and arrange payment through invoicing or manual transactions via cash, check, or credit card—all of which demanded administrative oversight.

Under the new policy, reservations will be managed entirely online through the Civic Rec program, aligning with current practices used by Parks and Recreation. This streamlined system allows residents to make reservations and payments by credit card at any time, offering greater convenience and efficiency. There are a minimum of five staff members available to assist customers if they need help with the online process or have further questions about the available facilities.

Lastly, the Rum River Room (located on the second floor) has been removed from the list of available rooms. Following the City Council's consensus to designate the Rum River Room as an employee wellness space, it will no longer be available for public rental. All public room rentals will now be located on the first floor of the municipal center. Staff does not anticipate a reduction in rental revenue or turning away customers due to a lack of availability.

Note:
There are no changes to the rental fees.
The attached application form will no longer be required.

Time Frame/Observations/Alternatives:

Up to 10 minutes.

Funding Source:

Not Applicable.

Recommendation:

Staff recommends approval of the draft policy and changes to the online reservation process.

Outcome/Action:

Based on discussion, followed by adoption of the updated policy at the next regular city council meeting.

Attachments

Draft Policy
Application Form

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/23/2025 10:34 AM
Form Started By: Colleen Lasher		Started On: 10/21/2025 04:31 PM
Final Approval Date: 10/23/2025		

7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-1410 City Hall
763-427-5543 FAX
www.cityoframsey.com

Municipal Center
Conference Room Rental Policy

BACKGROUND

The Ramsey Municipal Center, located at 7550 Sunwood Drive NW in Ramsey, houses the administrative and police functions of the City of Ramsey. The Municipal Center also serves as a location for various public meetings of the City Council, Committees, Boards and Commissions. Visit the City's website at www.cityoframsey.com or call 763-427-1410 for current meeting schedules.

The Ramsey Municipal Center features ~~five~~ four (~~5~~4) conference rooms available for use by the public or outside organizations. Municipal Center conference rooms are not available for banquet purposes or any similar event.

PURPOSE

The purpose of this policy is to establish written rules, regulations, definitions and a fee schedule that shall guide the use and rental of available conference rooms.

AVAILABLE CONFERENCE ROOMS

The following conference rooms may be available for public use:

- Alexander Ramsey Room Seating Capacity 100
- Lake Itasca Room Seating Capacity 40
- Mississippi River Room Seating Capacity 10
- ~~Rum River Room Seating Capacity 10~~
- Trott Brook Room Seating Capacity 10

Please note: food is only allowed in the Alexander Ramsey and the Lake Itasca Rooms. Food is not allowed in the Mississippi, ~~Rum River~~ or Trott Brook Rooms.

- Council Chambers Seating Capacity 92
  - The Council Chambers may be used for Candidate Forums at no charge, contingent upon the forums being open to the public. Any other circumstance involving the Council Chambers or public forums in general within the Municipal Center must be approved in advance by the City Administrator, as he or she stipulates said terms and conditions of use.

REGULAR HOURS AND DAYS OF USE

The Ramsey Municipal Center conference rooms are available for use by the public:

- Monday through Thursday: 7:00 a.m.–9:00 p.m., and
- Friday: 7:00 a.m.–4:30 p.m.

After-hours and weekend use will be approved at the discretion of the Building Maintenance Supervisor and must be approved in advance of fourteen (14) days prior to event. After-hours fees apply as shown within the Additional Fees Chart below. For more information, please contact the Building Maintenance Supervisor at 763-433-9815.

Conference rooms are not available when the Municipal Center is closed in observance of the following holidays:

New Year's Day, Martin Luther King, Jr., President's Day, Memorial Day, Independence Day, Juneteenth, Labor Day, ~~Veteran's~~ Veterans' Day, Thanksgiving Day, (and the day after Thanksgiving Day), Christmas Eve, and Christmas Day

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ELIGIBLE USERS

Eligible users are broken down into two (2) groups: 1) non-profit/youth organizations and 2) the general public.

1) **Non-profit Organizations/Youth Organizations**: The City of Ramsey recognizes 501 (c) (3) groups or non-profit groups that provide significant service to and for the City. These are charitable, governmental, or tax-exempt organizations that are formed for the purpose of fulfilling a mission to improve the common good of society rather than to acquire and distribute profits. Examples of non-profit and governmental organizations include (but are not limited to): youth organizations, 4-H Clubs, Lions Clubs, Rotary Clubs, Beyond the Yellow Ribbon, religious institutions, government institutions, educational institutions, student study groups, senior citizen clubs, etc. With the exception of student study groups, proof of local non-profit 501 (c) (3) status is required.

   Free community seminars on products or services that a business sells shall not constitute non-profit status for renting rooms in the Ramsey Municipal Center. For example, free insurance educational training from an insurance firm; these types of businesses shall be considered for-profit.

2) **General Public:** This includes anyone who does not fall under the non-profit organizations/youth organizations groups. In cases where it is unclear whether a group or organization merits a certain status, the City of Ramsey personnel shall determine. Proof of local non-profit status, driver's license and/or additional information may be requested to assist in this determination.

   The general public is also classified by resident and non-resident users. In all cases, the physical sale or transaction of goods or services is not allowed within the Municipal Center for any user.

   a. **Resident:**
      - Valid I.D. such as a driver's license or other proof of residency.
      - A civic group, organization, business, industry or school with its physical facilities located within the City limits.
      - A representative of a youth organization, community school, or church wherein at least fifty (50) percent of the participants are Ramsey residents or which has provided significant benefit and service to and for the City.

   b. **Non-Resident:** Any person, civic group, organization, business, industry, church or school not residing or having physical facilities located within the City limits of Ramsey.

~~APPLICATION~~RESERVATIONS

Municipal Center conference room~~s~~ can be reserved online at https://secure.rec1.com/MN/ramsey-mn/catalog~~ applications can be found on the City's website at www.cityoframsey. com,~~ and must be completed and submitted a minimum of seven (7) days prior to the proposed date of rental. Meetings that occur outside of regular business hours, as listed above, require a minimum of fourteen (14) days prior to the proposed date of rental. In the event your preferred date is not available, an alternate date will be offered. This also applies to any discrepancy in a reservation.

Governmental functions normally are scheduled at a minimum of three (3) days in advance. However, this requirement may be waived if the need is significant or an emergency exists. Governmental functions may supersede any other users with or without reservations if 1) three (3) days' notice is given; or 2) there is no other practical alternative. An attempt should be made, as practicable, to find other alternatives and provide three (3) days' notice whenever possible.

The permit to utilize a room within the Municipal Center is valid only for the date, time and person specified in an approved application. Groups may not occupy a room longer than their reserved time frame.

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~~**APPLICATION**~~ **RESERVATIONS** *continued*

When scheduling your reservation, please allow extra time to ensure your setup and check that the room is in good operating order, with adequate tables and chairs available. Test electrical outlets if needed; please be aware that overloading any outlet may trigger a circuit to break. Items such as glue, glitter, permanent markers, confetti and the like are not allowed without prior staff approval.

FEES

1) **Rental Fees:** In order to meet the coordination, facilitation and maintenance costs which result from continued use of these facilities, the following fee schedule has been developed. The City Administrator reserves the right to waive rental fees for distinct situations at their discretion.

Ramsey Municipal Center Conference Room Rental – Fees

Rates are per hour, 2-hour minimum, 30-minute increments thereafter			
	Youth Organizations/501 (c) (3) Groups	General Public	
		Resident	Non-Resident
Alexander Ramsey and Lake Itasca Rooms	$15.00	$45.00	$65.00
Other Conference Rooms	$15.00	$25.00	$45.00

Ramsey Municipal Center Conference Room Rental – Additional Fees

	Youth Organizations/501 (c) (3) Groups	General Public	
		Resident	Non-Resident
After-hours/weekend hourly fees	$100.00	$100.00	$100.00
Coffee service per pot	$5.00	$5.00	$5.00

2) **Additional Fees:**

After-Hours/Weekend Hourly Fees: After hours and weekend use will be approved at the discretion of the Building Maintenance Supervisor and must be approved in advance of fourteen (14) days prior to the event. For more information, please contact the Building Maintenance Supervisor at 763-433-9815.

Coffee Service: Coffee service is available in the Alexander Ramsey Room and the Lake Itasca Room. The fee for use is set annually by City Council resolution. Coffee must be purchased from the City for use in the coffee service. Outside percolators, coffee pots, or similar equipment may not be brought in for use in the meeting rooms. No storage of equipment is allowed in the meeting rooms or kitchens by outside groups.

PRIORITY OF USE

The need to conduct City business takes precedence over any reservation. Reservations will be rescheduled, if possible, or refunded if City business replaces the said reservation. All remaining reservations will be accepted on a first-come, first-served basis upon ~~receiving a completed application~~completing an online reservation ~~and~~ with payment.

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RULES OF USE

ALCOHOL/SMOKING: All municipal facilities are alcohol and smoke-free. The consumption of alcohol or smoking is not permitted anywhere on the Municipal Center grounds or in the Municipal Parking Facility.

ARTS AND CRAFTS: No glue, hot glue guns, glitter, permanent markers or such items are allowed in conference rooms.

AUDIO VISUAL EQUIPMENT: Please contact the IT Department at 763-433-9827 at least two (2) days in advance prior to your event for the use of City-owned audio and visual equipment. All equipment should be used for its intended purpose.

CANCELLATION POLICY: There will be no refunds made due to inclement weather. However, full refunds will be available for cancellations made at least five (5) working days (Monday though Friday) prior to the scheduled event. No refunds will be issued if cancellation is made less than five (5) working days prior to the event.

CHILDREN: Children need to be supervised at all times by an adult and never left alone outside of conference rooms. Noise from within conference rooms should be kept low enough so as not to be heard out in the hallways.

CLEAN-UP AFTER USE: General clean-up of conference rooms is the responsibility of the applicant. If any items, such as confetti or similar, are thrown in a conference room, your group is responsible for cleaning up said material. All trash and recycling should be deposited in the correct bins.

FIREARMS: All firearms must be pre-approved with a permit before they are allowed on the premises. For more information, please contact the Police Department at 763-427-6812.

FOOD AND BEVERAGES IN MEETING ROOMS: Food and beverages may only be served and/or consumed in the Alexander Ramsey Room and the Lake Itasca Room. Food may not be consumed in the remaining conference rooms (~~Rum River Room,~~ Mississippi River Room, or Trott Brook Room), or approval for food may be granted by the Building Maintenance Supervisor at 763-433-9815 on a case-by-case basis.

LIABILITY FOR DAMAGE: All users of conference rooms are liable for any damage to public or private property or injury to any person resulting from the use or presence within the building. If damage is found, the group will pay the cost of all damages and repairs needed. A conviction of vandalism can result in a $1,000 fine and/or ninety (90) days in jail.

PETS AND ANIMALS: No pets or animals are allowed into the Municipal Center or conference rooms. Animals will only be allowed if needed for health reasons.

POSTERS: Posters may be hung around the Municipal Center on the day of the event for directional purposes. This must be coordinated with the Building Maintenance Supervisor, and blue painters' tape must be used.

FEES: Fees will be reviewed and adjusted periodically by Council resolution.

SEVERE WEATHER/EMERGENCY PROCEDURE: In the event of an emergency and/or severe weather, building maintenance staff has the authority to suspend all activity and evacuate all individuals to the Police Department Locker Rooms, which is the official emergency shelter for the Municipal Center.

STORAGE: The Ramsey Municipal Center is not to be used for the storage of equipment or supplies for organized groups or the general public. Items, equipment and supplies must be removed after each meeting.

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RULES OF USE *continued*

USE OF CANDLES: Candles are not allowed in the Municipal Center, including conference rooms.

USE OF FURNITURE AND EQUIPMENT: Chairs and tables may not be moved within the conference rooms in which they are located, with the exception of the tables in the Alexander Ramsey Room. Please do not lock the tables in place. City staff will not perform room set-up duties for outside users. All furniture should be used for its intended purpose. If the furniture is in use prior to and during the event, it may not be used at the event (e.g., a table holding a display or appliance may not be used for some other purpose).

This Facility Use and Rental Policy was adopted by Ramsey City Council on September 27, 1994, amended on May 27, 2003, amended November 14, 2006, amended January 23, 2007, amended May 22, 2007, amended July 27, 2010, amended February 26, 2013, amended August 8, 2016, amended November 27, 2018, amended August 5, 2019, amended July 31, 2020, amended February 14, 2023, and amended November 26, 2024.

7550 Sunwood Drive NW
Ramsey, MN 55303
City Hall: 763-427-1410
Fax: 763-427-5543
www.cityoframsey.com

SUBMIT

Municipal Center Room Rental Application

Business/Group Name _____ Application Date _____

Address or City _____

Contact Name _____ Contact Phone _____

Contact Address _____

Contact Email _____

- ☐ Resident
- ☐ Non-Resident
- ☐ Youth Organizati

Obsolete

Municipal Center Hours of Use

Monday-Thursday, 7:00 a.m.-9:00 p.m.
Friday, 7:00 a.m.-4:30 p.m.

The Building Maintenance Supervisor must approve after-hours and weekend use.

No food is allowed in small rooms.

Meeting Information

Date of Meeting _____

Start Time _____

End Time _____

Room Requested

- ☐ Alexander Ramsey Room — Seating Capacity 100
- ☐ Lake Itasca Room — Seating Capacity 40
- ☐ Mississippi River Room — Seating Capacity 10
- ☐ Rum River Room — Seating Capacity 10
- ☐ Trott Brook Room — Seating Capacity 10

Frequency

- ☐ Single Meeting
- ☐ Weekly
- ☐ Bi-Weekly
- ☐ Monthly

Ramsey Municipal Center Conference Room Rental – Rates

Rates are per hour, 2-hour minimum, 30-minute increments thereafter			
	Youth Organizations/ 501c3 Groups	General Public	
		Resident	Non-Resident
Alexander Ramsey and Lake Itasca Room	$15.00	$45.00	$65.00
Other Conference Rooms	$15.00	$25.00	$45.00

Ramsey Municipal Center Conference Room Rental – Additional Fees

Rates are per hour, 2-hour minimum, 30-minute increments thereafter			
	Youth Organizations/ 501c3 Groups	General Public	
		Resident	Non-Resident
After-hours/weekend hourly fees	$100.00	$100.00	$100.00
Coffee service per pot	$5.00	$5.00	$5.00

INVOICE

Obsolete

		Subtotal
Standard Room Fee		
Additional Fees		
After-hours fee, if applicable		
Coffee fee, $5.00 per pot		
	TOTAL DUE	
	Receipt Number	

Using these facilities represents a privilege and may be revoked at any time, with or without prior notice by the City Council or City Administrator.

I, the undersigned, have read and understand the Priorities of Use and Rules of Use listed in the Municipal Center Conference Room Rental Policy. I understand that violating these rules may result in the forfeiture of any deposits and additional liability for damages. I also understand that I am responsible for reporting vandalism or abuse to the Ramsey Police Department. It is agreed by the parties hereto that those individuals included in the above group will hold the City of Ramsey harmless for any damages or personal injury incurred as a result of the use of this facility by those individuals.

User Signature_____

CITY OF RAMSEY

By_____ Date_____

FOR CITY USE ONLY

By_____ Date_____

Comments

Date Paid_____ Check #_____ Receipt #_____

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Construction Management Services for The Waterfront Waterplay Project

Purpose/Background:

This work session topic is an opportunity to introduce H + U Construction to the Council and discuss the administration, 'critical path' aspects, and process and schedule for this complex park project. Project executive and partner, Joe Uhlhorn for H + U Construction will be in attendance at work session. The rest of this topic report text is verbatim, and from the City Council case that is on the October 28th, 2025 regular agenda.

The purpose of this case is to authorize H + U Construction for construction management services for The Waterfront project—and also, to authorize staff and H + U to obtain quotes for mass grading of the site this Fall.

In September, the City issued a Request for Proposal (RFP) for a Construction Manager at Risk (CMAR) with a Guaranteed Maximum Price (GMP) for the water play plaza and associated improvements at The Waterfront. Three pre-qualified firms were invited to submit proposals, and on October 13th, a panel consisting of city staff and Damon Farber Landscape Architects' representative conducted a thorough interview of two firms, and unanimously determined that H & U Construction is ideally suited for all the work to be performed in the coming months at the park. H + U will work with the Project Team (City staff and Damon Farber Landscape Architects as the DESIGN TEAM) to provide pre-construction and construction services including cost and schedule estimating, bidding, and day-to-day construction management for the complex park project. (Damon Farber will still provide all the professional design services, to include preliminary design, concept design, schematic design, design development, construction documents and construction administration as they were engaged to do earlier this year.)

On October 21st, 2025, the Public Works Committee recommended to City Council, approval of a contractual agreement with H + U Construction for construction management services for The Waterfront waterplay park improvement project, in the form of a Construction Manager at Risk agreement.

Attached is the city-issued RFP which provides considerable detail on the scope, timing, and responsibilities of and for the construction management firm. The second attachment is H + U's proposal, which includes a schedule (work plan on page 4), which responds to the RFP and challenges of this approximately $5M park project.

Time Frame/Observations/Alternatives:

Observations

As indicated, this case is to authorize a contractual agreement with H + U Construction for construction management services for The Waterfront waterplay park improvement project. That standard form is included as the third attachment, AIA Document A133-2019. This agreement includes an estimated fee schedule consisting of two parts—Preconstruction & Bidding Phase Services, and Construction & Closeout Phase Services.

The Preconstruction & Bidding Phase Services will be a not-to-exceed amount of $50,000, and that scope of work is described in the city-issued RFP, and also reflected in H + U's proposal and Schedule. These preconstruction services may be summarized as cost estimating, constructability reviews, schedule validation, and value engineering recommendations to ensure delivery of the overall project within the established budget (yet to be determined) and the July completion schedule.

The Construction & Closeout Phase Services is also included in Document A133-2019 but as an estimate. At the time the preconstruction and bidding services are concluding, H + U will issue a Guaranteed Maximum Price—the agreement will then return to City Council for acceptance of GMP and corresponding amendment of the agreement. To reiterate, this case authorizes entering into an agreement with H + U Construction for the preconstruction services for a not-to-exceed amount, which will enable the Design Team (now to include the construction manager) to complete the Plans and Specifications for competitive bidding, at which time H + U will issue the GMP which would then be considered for acceptance by Council in January, along with final approvals to complete the park project.

For the meeting; staff will present imagery of the considerable progress on plans for the park project, highlight near-term activity of the Design Team—and describe the necessity of performing the mass grading this Fall, to prepare for full-on construction to begin in February/March 2026.

The estimates in the table below are provided below to communicate the work that has been approved and underway, as well as moving forward, beginning with the *preconstruction phase wherein H + U Construction will prepare detailed cost estimates for this project

Preliminary Cost Forecast (informational only)—does not include O & M

Activity/Work	**Investment** (estimate or approved amount)	**Timeline**
Design, engineering, plans and specifications — Damon Farber Architects	$269k	Approved June 2025
Restroom and support building — design, fabrication and delivery (not on-site construction)	$305k	Approved Sept. 2025
Sewer and water service lines	$148k	Approved Sept. 2025
*Construction management services and General Conditions	$50k - $700k	Pending: October '25, January '26
Mass grading, import class 5 to site	$120k	Pending: November '25
Owner procured shelters (3) and outdoor furnishings (eliminates construction manager fees)	$1.1M	Pending: Dec. '25/Jan. '26
SAC/WAC, permitting, owner contingency, signage etc.	$600k	Pending: Feb. '26/July '26
Construction costs (all trades and scope)	$2.4M	Pending: Feb. '26/July '26
.....	.....	.....
Running budget estimate (preliminary and informational only) — **all** costs totaled over time	$4.6M to $5.6M	2025 through 2026

Funding Source:

The Construction Management Services that this case discusses, would be funded by the Park Trust Fund.

Recommendation:

The Public Works Committee and staff recommends entering into a contractual agreement with H + U Construction for construction management services for The Waterfront waterplay park improvement project, in the form of a Construction Manager at Risk agreement.

Outcome/Action:

This case is informational for an opportunity to meet H + U Construction, and to ask questions associated with the contract and construction plan.

Attachments

RFP for CMAR

H & U Construction proposal

A133 contract w fee estimate

GMP amendment sample

Progress report
The Waterfront Draft Drawings
Preliminary Estimates
Construction Delivery Methods

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	10/23/2025 03:09 PM
Brian Hagen	Brian Hagen	10/23/2025 03:41 PM
Form Started By: Mark Riverblood		Started On: 10/23/2025 01:59 PM
Final Approval Date: 10/23/2025		



REQUEST FOR PROPOSAL

CONSTRUCTION MANAGER AT RISK

CITY OF RAMSEY – THE WATERFRONT WATERPLAY

September 30, 2025

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PROJECT INTRODUCTION AND CMAR RFP INVITATION(S)

PREQUALIFICATION BACKGROUND

The City of Ramsey is pursuing a Construction Manager at Risk (CMAR) delivery method for The Waterfront project—an approximately 2-acre park project focused on water play features, scheduled to open by July 1, 2026. Due to the specialized nature of the work, including integrated aquatic systems, complex site coordination, and a non-negotiable summer opening, the CMAR approach was selected to enable early contractor involvement, constructability input, and cost/schedule control.

To meet the project's goals while complying with applicable procurement statutes, the City intends to issue a **CMAR Request for Proposals (RFP)** to three pre-qualified firms. This approach is consistent with Minnesota Statutes § 471.345 (Uniform Municipal Contracting Law) and § 16C.28 (Best Value Procurement), which allow municipalities to evaluate and award construction contracts using qualifications, experience, schedule, and other performance-based criteria—not solely low bid.

The rationale for inviting three 'prequalified' CMAR firms is as follows:

1. **Proven Relevant Experience**
   The invited firms have each successfully completed public park projects in Minnesota that included significant aquatic components, all in collaboration with the same landscape architect leading this project. Their shared history with the Design Team demonstrates an ability to coordinate effectively on fast-tracked, public-sector projects of similar scope and complexity. This minimizes learning curves and reduces risk related to miscommunication or delays.

2. **Best Value and Schedule-Driven Selection**
   With a construction window of less than six months (February–June 2026), it is imperative to bring in a CMAR that can immediately engage in preconstruction services, including value engineering, phasing, and cost estimating. The three firms receiving this RFP are uniquely positioned to do so based on their prior experience, internal resources, and understanding of CMAR protocols. (A broader open solicitation would significantly increase the administrative timeline and could introduce unqualified or inexperienced responders—jeopardizing schedule certainty.)

3. **Maintaining Fair Competition**
   While the solicitation is limited to three firms, each was selected based on objective criteria: relevant past experience, successful CMAR project delivery with aquatic scope, and capacity to meet the project's aggressive timeline and budget constraints (estimated at under $4 million total construction cost). All three firms will receive the same RFP documents, evaluation criteria, and scoring methodology, consistent with Minnesota Best Value procurement practices.

4. **Statutory Compliance**
   The City will fully comply with the requirements of Minn. Stat. § 16C.28, including clear identification of evaluation criteria in the RFP and the relative weight of price versus other qualitative factors. The selection process will be documented and defensible under audit. Additionally, Minn. Stat. § 471.345 permits municipalities to use a competitive RFP process sans public advertising when professional or technical expertise is required, provided that the selection process remains competitive and transparent.

By inviting these three highly qualified CMAR firms, the City is balancing the need for **competitive procurement** with the equally critical goals of **project quality**, **timely delivery**, and **cost containment**—all of which align with Minnesota's procurement rules and the public interest.

PROJECT OVERVIEW

GENERAL INFORMATION

The City of Ramsey ("City") is seeking proposals for a Construction Manager at Risk ("CMAR") with a Guaranteed Maximum Price ("GMP") for the water play plaza and associated improvements at The Waterfront. The selected firm will work with the Project Team which will be comprised of City staff as Owners Representatives, and Damon Farber Landscape Architects ("DESIGN TEAM") to provide preconstruction and construction services including cost and schedule estimating, bidding, and day-to-day construction management for the public park project consisting of a water play experience with support structures and associated landscape in Ramsey, MN.

The City has retained an architectural firm, Damon Farber for professional design services to provide programming and preliminary design, concept design, schematic design, design development, construction documents and construction administration.

PROJECT BACKGROUND

The Waterfront is a 16-acre public park with the 2-acre project site centered around a warm-weather water play experience, yet thoughtfully designed to function as an inviting and engaging public plaza throughout all seasons. While the interactive water elements provide a vibrant and dynamic atmosphere during warmer months, the surrounding landscape, seating, architectural features, and site amenities ensure that the space remains visually appealing, inviting and accessible year-round. The project aims to serve as a community hub that balances seasonal activity with lasting placemaking. The project emphasizes integrated landscape design, interactive water features, and user comfort, all within a carefully managed construction schedule and budget.

At the core of the park will be a large decorative concrete plaza, surrounded by densely landscaped earthen berms and natural stone seating areas. From the highest point of the site, a cascading waterfall will flow into a designed stream feature that runs through the plaza. The plaza and stream will include more than 90 ground-mounted spray nozzles, creating a variety of interactive spray patterns. Water from the system will be collected via two main drains before cascading over a second constructed waterfall into an existing adjacent forebay before entering the 7+ acre deep-water recreational pond.

To support the anticipated volume of seasonal visitors, the project includes a new park support building housing men's and women's restrooms, a family changing room,

mechanical and utility space, and secure storage. Enhancing the visitor experience, the site will also feature:

- Three permanent shade pavilions
- Several fixed shade canopies
- Site furniture, including Adirondack chairs, backed benches, chaise loungers, bistro-style tables and traditional picnic tables
- Three permanent natural gas fire features for extended seasonal use

PROJECT SCHEDULE AND BUDGET

- **CMAR Procurement & Preconstruction:** Fall 2025
- **Final Bidding & GMP Establishment:** January 2026
- **Construction Start:** February 2026
- **Substantial Completion / Park Opening: July 1, 2026**

The project at present has a working budget of approximately $4 million, inclusive of all site work, utilities, structures, and amenities. The CMAR will be expected to provide **preconstruction services that include cost estimating, constructability reviews, schedule validation, and value engineering recommendations** to ensure delivery within this budget and on schedule.

Primary Project Scope Includes:

- Earthwork and grading
- Underground utilities – sanitary sewer & water main (installed fall 2025)
- Underground drain tile and storm sewer for site drainage
- 900 sf park support building
- (3) 384 sf shade pavilions
- 17,000 sf of decorative concrete paving
- Metal guard rails
- 10-15 permanent fabric shade umbrellas
- 145 tons of natural stone
- Irrigation and irrigation pump station with pond intake
- 3,000 sf of synthetic turf
- 150 lf of aluminum fencing
- Landscape plantings

Water Play Detail Includes:

- 90 plus in-ground spray nozzles for water play
- Water play controls
- In-building manifolds
- 3 in-ground manifold boxes
- 6 or more in-ground LED lights
- Ground spray piping
- Splash pad drains and related piping
- Low voltage wiring and conduit for site manifold boxes
- Splash pad control system in mechanical room
- Grounding grid for ground spray assemblies and manifold boxes

Electrical Detail Includes:

- Site will be fed from a utility transformer on the north end to the utility building CT Cabinet & utility meter.
- Service will be 400 amps at 120/208 volt, 3-phase with a panel board inside the building to feed lighting & power.
- Site lighting provided by 12' high pole mounted fixtures. Quantify of 13.
- Catenary lighting (cable mounted lights) hanging over a portion of the plaza.
- Pavilion Lighting/Electrical:
    - Linear fixtures on the underside of the pavilion ceilings
    - Pendant mounted fixtures running down the middle of the pavilions
    - Receptacles provided for gatherings
    - Receptacles & lighting for pavilions fed from panel inside the building

Irrigation Detail Includes:

- Irrigation pump station with cabinet (at pond shoreline) with VFD pump powered from panel inside the building.
- Two-wire Aclima Irritrol Controller with in-ground soil moisture sensors, and various zone valves, some placed in the manifold boxes.
- Irrigation mainlines sufficient to serve irrigation zones beyond the 2-acre waterplay project, various irrigation zones consisting of rotators, sprays and drip irrigation—with one flow-controlled zone to supplement the lower waterfall feature above the forebay.

PROJECT COST ESTIMATE AND BUDGET

Based on facility needs discussed through Schematic Design, the City is estimating a project cost of +/- $4 million dollars, which includes all construction phases of the project from mobilization to closeout and commissioning. The budget established after the CMAR is on-boarded, will be inclusive of all aspects of final design and construction including soft goods, FF&E, and program-based needs, if any.

This project will include Owner Procured and Contractor Installed items. These are either or both items with longer lead times or acquisitions made through cooperative purchasing contracts that would lower the CMAR management costs as a percentage of construction value. Owner procured items known at this time that would fall above and beyond the construction value are:

- Romtec restroom and support building
- Shade pavilions
- Site furnishings to include outdoor furniture, waste receptacles and other movable fixtures

SCOPE OF SERVICES

City intends to enter into an open book Cost of Work plus a fee with a Guaranteed Maximum Price contractual arrangement with the selected CMAR through GMP. The contract will be negotiated for the construction work required, but City will retain the option to select a different CMAR if the City and the selected CMAR cannot agree on a GMP. City intends to use a modified AIA Document A133-2019 Agreement between the Owner and CMAR. An amended AIA Document A201-2017 General Conditions of the Contract for Construction with added supplementary conditions may also be utilized. The City reserves the right to modify the standard forms of agreement to include provisions consistent with City policies. **The Responder must make requests for modifications to the contract documents in the RFP submission if any. Requests for modifications after selection will not be considered. Requests not identified in the proposal constitute an incomplete RFP submission and are grounds for disqualification.**

RESPONSIBILITIES

The CMAR will be responsible for, but not limited to the following:

PUBLIC AND STAKEHOLDER ENGAGEMENT

- Participate in City Council meetings as needed.
- Attend, present, answer inquiries, and supply information for public and stakeholder meetings.
- Provide information and updates for project website, and other City communications.

DESIGN

Design is anticipated to be completed at 50% Construction Documents at CMAR onboarding, with possible alternates still under evaluation. The CMAR shall actively participate in any remaining design meetings, constructability reviews, provide cost estimate(s), and ultimately develop a GMP. More specifically, the CMAR shall provide the following, but not limited to, preconstruction services and activities:

- Assist City and Design Team with keeping the project within the established project budget.
- CMAR to provide recommendations to DESIGN TEAM and City regarding materials, building components and systems, and also evaluate all project systems, components and materials for long term performance, life cycle cost analysis, and economy.
- CMAR to provide cost control resources for the Project Team during the remainder of the Construction Documents ("CD") phase of design for the pump room expansion, which includes reviewing and monitoring the development, and preparation of documents to maintain the project cost within the project budget. CMAR to notify DESIGN TEAM and City of potential cost issues during the development of the drawings and specifications that may have an impact on the cost of the work. Work collaboratively with City and DESIGN TEAM to develop alternatives to keep the project estimates within the fixed budget. Ultimately, CMAR owns and is responsible for the schedule and estimate.

- CMAR to provide formal review and comment, and cost estimate at 100% complete CD documents. CMAR to provide value analysis/engineering ideas and provide associated cost estimates.
- CMAR to prepare scope and bid packages in coordination with DESIGN TEAM and should anticipate multiple bid packages. CMAR to develop a strategy for issuing bid packages that facilitate the completion of those packages. The purpose is to utilize this bidding package strategy to gain the most advantageous issuing of documents, to maximize local subcontractor participation, minimize construction duration while allowing the bid packages to be completed efficiently. Early bid packages may be required of certain building components that are subject to long lead times and/or sub-trades that have high potential for cost escalation.
- GMP to include pricing of alternates as defined by DESIGN TEAM which will be equal to approximately 5% of the GMP.
- CMAR along with DESIGN TEAM to coordinate with building inspections and City planning for plan reviews prior to permit submission. These are reviews by City Staff and stakeholders and are separate and in addition to required reviews by Engineering, and Building Inspections.

CMAR to be a resource to DESIGN TEAM as they prepare Construction documents that conform to the agreed upon scope of the work that is included in the GMP.

CONSTRUCTION PLANNING AND SCHEDULING

- CMAR to work with the City and DESIGN TEAM to develop a work plan for design activities in support of the schedule and budget for the project.
- During the remainder of the construction documents phase, the CMAR will develop the project master schedule including integration of the DESIGN TEAM design efforts, key City activities, preconstruction activities, procurement, construction activities, and work performed by other parties.
- **CMAR to schedule all construction activities to optimize efficiency and to ensure the goal of substantial completion and being fully open for public use on July 1st, 2026.**
- CMAR to provide disruption avoidance planning and

communication with stakeholders and for the safety of residents using the adjoining park and trail areas during construction.

- Ongoing, the CMAR will evaluate all systems, components, and materials for constructability, sustainability, economy, long-term performance for use intended and schedule impacts, and provide recommendations for preferred options consistent with cost and schedule goals.
- In addition, the CMAR will identify long lead times requiring early bid packages and recommend issue dates for same to meet the above completion date.

CONSTRUCTION AND CONSTRUCTION ADMINISTRATION

- CMAR to provide competent, experienced full-time staff, including an experienced construction field superintendent and project management team to coordinate the work, maintain the progress of the subcontractors, coordinate with ongoing activities and operations, and provide overall direction to the project during the construction phase. Establish on-site organization and levels of authority to carry out the overall plans of the construction team.
- Demonstrate high levels of effective, proactive project leadership.
- Work cooperatively and constructively with members of the Project Team to foster positive relationships that support positive outcomes for the team members and the project.
- **CMAR to designate a point of contact/project manager from construction documents design through construction, which will not be reassigned.**
- CMAR will be contractually obligated to not reassign key staff members to other projects without the City's prior written consent. The City will have approval rights to any and all new personnel assigned to this project.
- Before the beginning of construction, and in agreement with the Owner, CMAR will coordinate and lead all pre-construction conferences.
- CMAR will work with City, Owner's representative, DESIGN TEAM in coordinating all RFIs, shop drawings, and any material testing.
- CMAR shall coordinate schedules with all City's vendors.

COST MANAGEMENT

- Implement effective cost management control and tracking procedures to provide the City with the opportunity to make such decisions as required to keep project cost within the fixed budget.
- Implement and maintain cost control methods with "open book" sharing of cost information.
- CMAR to inform City of pending cost issues within five (5) business days of identifying potential issues.
- Implement and maintain a current log of pending cost issues impacting the final cost of the project and review no less than monthly with the City.
- Work with the City and DESIGN TEAM to develop and implement a change management process for the project.

SUBCONTRACTOR SELECTION STRATEGY/BIDDERS LIST

- Bid packages will be developed and include invitations to bid, instructions to bidders, and other forms and supplements needed to convey requirements. CMAR shall demonstrate familiarity with the QuestCDN bidding platform in the RFP response or presentation.
  The Owner's representative, and DESIGN TEAM will be involved with bidding process and bidding strategy with the CMAR for all work reflected in the Construction Documents, including consideration for vendor outreach, and specifically to provide opportunities for small businesses based in the City of Ramsey.

COORDINATION MEETINGS

- Conduct weekly job site meetings that include appropriate subcontractors, City representatives, and DESIGN TEAM representatives to review open issues, schedule work, and resolve pending and upcoming issues. CMAR to prepare a written agenda in advance of each meeting. CMAR to maintain a list of action items with identification of responsible party and due dates for each item. CMAR to distribute written meeting minutes and action item list within 48 hours of each meeting.

SCHEDULE MANAGEMENT

- CMAR to prepare and manage a logic-based project schedule indicating key milestone events, dates, and responsibilities. Project schedule to include design efforts, preconstruction activities, procurement of goods and construction activities. CMAR to provide regular monitoring of the actual progress versus the scheduled progress, identify any variances and prepare a written action plan along with an updated schedule to maintain on-track with the substantial completion date.
- CMAR to determine the adequacy of the subcontractors' personnel and equipment and the availability of materials and supplies to meet the schedule. Report status no less than weekly in regular weekly coordination meetings.
- CMAR to prepare a short-term (2- to 3-week look-ahead) schedule on a weekly basis.
- Coordinate City-purchased and/or third party provided restroom and support building, furniture, fixtures, and equipment with construction of the project.

PROJECT REPORTING

- CMAR to prepare a monthly report with each progress billing that details a project work status report, buy-out to schedule of value analysis, contingency status, schedule status and project progress commentary with applicable job-site photos. Provide other formal communications as requested by City.

QUALITY MANAGEMENT

- CMAR to complete a quality/coordination/constructability review of each bid package prior to issuing bid documents to subcontractors.
- Complete construction of the work in strict accordance with the quality requirements established by the contract documents.
- All testing and independent inspection services required will be secured and paid for by the City. CMAR to cooperate and coordinate with testing and inspection service agencies. CMAR will be responsible for the cost of excessive additional testing due to failed

tests.

- Develop an initial CMAR punch list and issue to subcontractors prior to formal punch list issued by DESIGN TEAM. CMAR to ensure completion of CMAR's initial punch list prior to DESIGN TEAM's punch list walk through.
- Work cooperatively with the Project team to develop and implement an effective commissioning plan.

SAFETY

- Implement a formal project safety plan.
- CMAR to designate on-site safety point of contact.
- CMAR to coordinate jobsite Safety Talks as may be necessary.
- Inform City of any inspections or incidents.

PROJECT CLOSEOUT

- Timely submission of operation and maintenance manuals and completed punch lists, coordination of training, submission of as-built field documents, and financial close-out of project. CMAR to actively support and participate in the commissioning activities.
- Upon completion of construction the DESIGN TEAM and CMAR team will prepare and deliver one set of as- constructed record drawings and specifications in an electronic format acceptable to the City, incorporating revisions made by the DESIGN TEAM during the construction phase and field changes noted on the CMAR's marked up field set.

OTHER

- Assist City in working with various governing authorities as requested.
- Work with the Project Team to develop a communication system that is effective for the participants and meets the schedule requirements of the project.
- CMAR will meet all standard City requirements, including licensures and insurance.

RFP SCHEDULE

Activities & Deliveries	Dates
RFP Solicitation	Tuesday, September 30th, 2025
RFP Submission Due	Thursday, October 9th, 2025, by 3pm
Interviews	Afternoon of Oct. 13th, 2025
Public Works Committee Recommendation to City Council	October 21st, 2025
City Council Contract Approval	October 28th, 2025
Start of Services	Early November 2025
End of Construction	June 2026 (Grand Opening July 4th)

SUBMISSION REQUIREMENTS

The proposal and interview presentation should be a demonstration of the firm's ability to communicate concisely and succinctly. Submissions are to be organized in the same sequence as outlined below. Limit electronic proposal response to ten (10) single-sided printable sheets, minimum font size of 11 point (excludes transmittal cover letter). **Failure to include requested information, or follow the organizational requirements outlined above, will have a negative impact on the evaluation of the proposal. The minimum contents of a proposal are as follows.**

Six (6) bound copies to be brought to the interview. Electronic copy to be submitted on October 9th, 2025, by 3 pm to the contacts below.

Electronic Copies to:

Mariah Albrecht: malbrecht@ci.ramsey.mn.us

Chuck Evens: cevens@damonfarber.com

COMMUNICATIONS

- Provide a brief description of your communications plan for the project.
- Indicate how your firm will communicate with the project team and to overall stakeholders in the project.

SCHEDULE

- Describe key items that will be critical to keeping this project on schedule.
- Provide a list of equipment or materials that may require early procurement.
- Outline steps within your schedule that will ensure the park will be open and operational by July 1st, 2026.
- Indicate any items of concern that may cause delays to your outline.
- Provide an outline of how you would be able to accomplish this in the short timeframe allowed.

SITE LOGISTICS / DISRUPTION ADVOIDANCE

- Provide a site layout plan which shows laydown and storage areas, construction trailers, dumpsters, parking, and construction traffic flow.
- Describe your disruption avoidance plan for all stages of the project.

EVALUATION CRITERIA & PROCEDURES

SELECTION TEAM & INTERVIEWS

A City selected evaluation panel will rate respondents for this work using only objective criteria based upon the information obtained from the Proposals and your interview. The proposed project manager and personnel will be requested to represent the firm at the interviews. The City intends to conduct in-person interviews, but may consider teleconference interviews at their discretion.

SELECTION CRITERIA

The evaluation will consist of a matrix of requirements, qualifications, and experience. The following criteria will be used in evaluating firms for final selection:

Required Component	**A strong proposal will:**	**Weight**
Cover Letter *(Required but not scored)*	Clearly summarize the key elements of proposal and outline why your firm should be selected to provide the CMAR service.	0%
	Nominal 'points' provided for firms that have provided demonstrable assistance during the project development prior to issuance of this RFP	5%
Communications	Outline your firm's communication plan for this project. Your plan should include communication with the project team, Ramsey website updates, as well as the public.	5%
Schedule	Describe the steps required to complete this project on time. Provide a list of any equipment or materials that early procurement will be required. **Demonstrated ability to deliver a quality project for public use on or before July 1st 2026.**	35%
Site Logistics/ Disruption Avoidance	Provide a site plan showing laydown and storage areas, construction trailers, dumpsters, parking, and construction traffic flow. Describe how your firm will limit disruption throughout the duration of this project.	5%
Interviews	Interviews will be 45 minutes long with 20 minutes for presentation and 25 minutes for question and answers.	50%

CONDITIONS OF REQUEST AND REQUIREMENTS

MINIMUM REQUIREMENTS

Consideration of a prospective consultant's (firm's) proposals will be made only if the prospective consultant meets requirements of this RFP. The City reserves the right to adjust, increase, limit, suspend or rescind the rating based on subsequently learned information. The City reserves the right to award a contract to the firm that presents the best proposal and which will best accomplish the desired results for the city.

REQUEST FOR SUPPLEMENTAL INFORMATION

The City reserves the right to require, from any or all consultants (firms), supplemental information that clarifies submitted materials.

QUESTIONS

All questions regarding this solicitation should be directed to the City representative listed in this RFP. Do not attempt to contact other City staff members regarding your proposal or any related submittal.

INCOMPLETE PROPOSALS

Incomplete and/or unsigned proposals will not be considered. However, if a submission is incomplete, and if it appears that the omission can be corrected promptly, the affected firm may be contacted and offered the opportunity to complete the proposal and provide the required information within a prescribed period of time, which will not be extended. If a firm does not respond within the time stated, the Proposal will not be considered.

REJECTION OF SUBMITTED RFP

Proposals that are not current, accurate, and/or completed accurately in accordance with the prescribed format shall be considered non-responsive and eliminated from further consideration.

SELECTION PROCESS TERMINATION

The City reserves the right to terminate the selection process, at any time, without making an award to any and all consultants.

DISQUALIFICATION

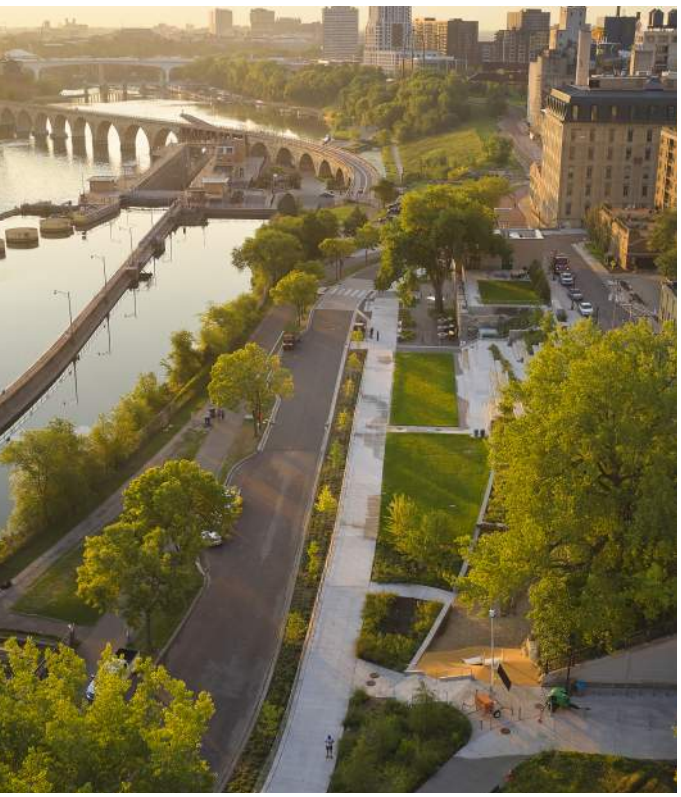
Factors such as, but not limited to, any of the following may be considered just cause to disqualify proposals without further consideration:

- Any attempt to improperly influence any member of the selection staff.
- Existence of any lawsuit, unresolved contractual claim or dispute between consultant and the City.

- Evidence of consultant's inability to successfully complete the responsibilities and obligations of the proposals; and Consultant's default under any agreement, which results in termination of the agreement.
- Any consultant (firm) deemed not qualified, or consultants (firms) who's rating changes sufficiently to disqualify them, will be notified in writing. No consultant shall have the right to an appeal based upon an incomplete or late submission.









Complex Projects Solved

PROPOSAL

OCTOBER 9, 2025

City of RAMSEY + H+U CONSTRUCTION

PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

CITY OF RAMSEY
THE WATERFRONT WATERPLAY

City of Ramsey
Mariah Albrecht, Parks Administrative Assistant
14199 Jasper Street
Ramsey, MN 55303
Mariah Albrecht: malbrecht@ci.ramsey.mn.us
Chuck Evens: cevens@damonfarber.com

COVER LETTER

October 9, 2025

City of Ramsey
Mariah Albrecht, Parks Administrative Assistant
14199 Jasper Street
Ramsey, MN 55303
Mariah Albrecht: malbrecht@ci.ramsey.mn.us
Chuck Evens: cevens@damonfarber.com

RE: PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR THE CITY OF RAMSEY
THE WATERFRONT WATERPLAY

Dear City of Ramsey Selection Committee:

Thank you for the opportunity to propose as your Construction Manager at Risk (CMAR) for the Waterfront! Our team and I are excited at the opportunity to serve the City of Ramsey on a project that touches on so many of our firm's strengths. We're also excited to continue working alongside Damon Farber Landscape Architects as we've done on several similar projects including Ridgedale Commons, Water Works and Loring Green.

H+U Construction (H+U) has been serving Minnesota cities since 1983, and has since built or improved more than 25,000,000 square feet of public space as a Construction Manager; including numerous award-winning parks and recreation facilities. Below are several additional reasons why we believe H+U is the best partner for this project:

+ **This is What We Do:** Nearly all of our work is completed as a Construction Manager for public agencies. We've successfully completed 500+ multi-million dollar public projects as a Construction Manager; with more than 91% of our clients choosing to becoming repeat clients over the past 10-years.

+ **Right Sized Firm:** Working with a mid-sized firm, you can expect that the improved Waterfront will receive close personal attention from our leadership, including having a consistent presence on site.

+ **Parks and Recreation Experience:** We have decades of experience with parks and recreation projects including park buildings, site improvements, water and play features, gathering spaces, restrooms, and more, including ongoing projects with Damon Farber.

+ **Continued Commitment:** We appreciate the trust our clients have in us and take pride in the work we do. If selected as your CMAR, H+U Construction will remain committed to the project, community, and your satisfaction for decades to come.

Thank you again for the opportunity to serve the City of Ramsey. I hope to meet with you soon, and look forward to responding to any questions you may have.

Respectfully,

Joe Uhlhorn, Project Executive
H+U Construction
Phone: 651 335 4634
Email: juhlhorn@hu-construction.com

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Ridgedale Commons,
City of Minnetonka, MN

Complex Projects Solved

PROPOSAL

MISSISSIPPI GATEWAY REGIONAL PARK
MINI-MISSISSIPPI WATER PLAY AREA
New Construction + Site Improvements



1. COMMUNICATIONS



Our **teamwork philosophy** spreads far beyond our office walls.

• Provide a brief description of your communications plan for the project.

Our proposed team members have positive working relationships with every design firm involved in the Waterfront Park project, including Damon Farber Landscape Architects, Rehder & Associates, Nelson-Rudie & Associates, and Aquatic Design Solutions; each of whom can attest to our ability to communicate proactively, efficiently, and thoroughly.

H+U's standard communications matrix is contained within our Procore software, and will be tailored to reflect any changes desired by the City or design team. Documents, once posted to Procore, will be automatically routed to the pre-determined team members for review, approval, or as updates. Our team will also maintain schedules, budgets, pictures, daily logs, and much more within Procore, to document and communicate progress on a daily basis.

We expect that our team member(s) will attend all design phase meetings and that our staff will facilitate all construction phase meetings so that we can communicate obstacles, opportunities, costs, and schedule impacts in real time, or as close to real time as possible. This high level of involvement will help foster team work and encourage open dialog between all project team members.

Effective communication is essential for the success of the Waterfront Park project. Our communication plan will establish the methods, frequency, and responsibilities for communication among all project stakeholders to:

- Promote collaboration and transparency
- Facilitate timely decision-making
- Ensure accurate dissemination of project information
- Maintain public confidence and awareness
- Document communications for accountability and record-keeping

Communication Principles

- **Clarity:** All communications will be clear, concise, and consistent.
- **Timeliness:** Information will be shared promptly to prevent delays.
- **Transparency:** The City and community will be kept informed of key milestones and impacts.
- **Accessibility:** Project information will be easy to access and understand for all audiences.
- **Documentation:** All official communications will be recorded and archived.

Public Communication: H+U will support the City in keeping the community informed and engaged by offering the following resources:

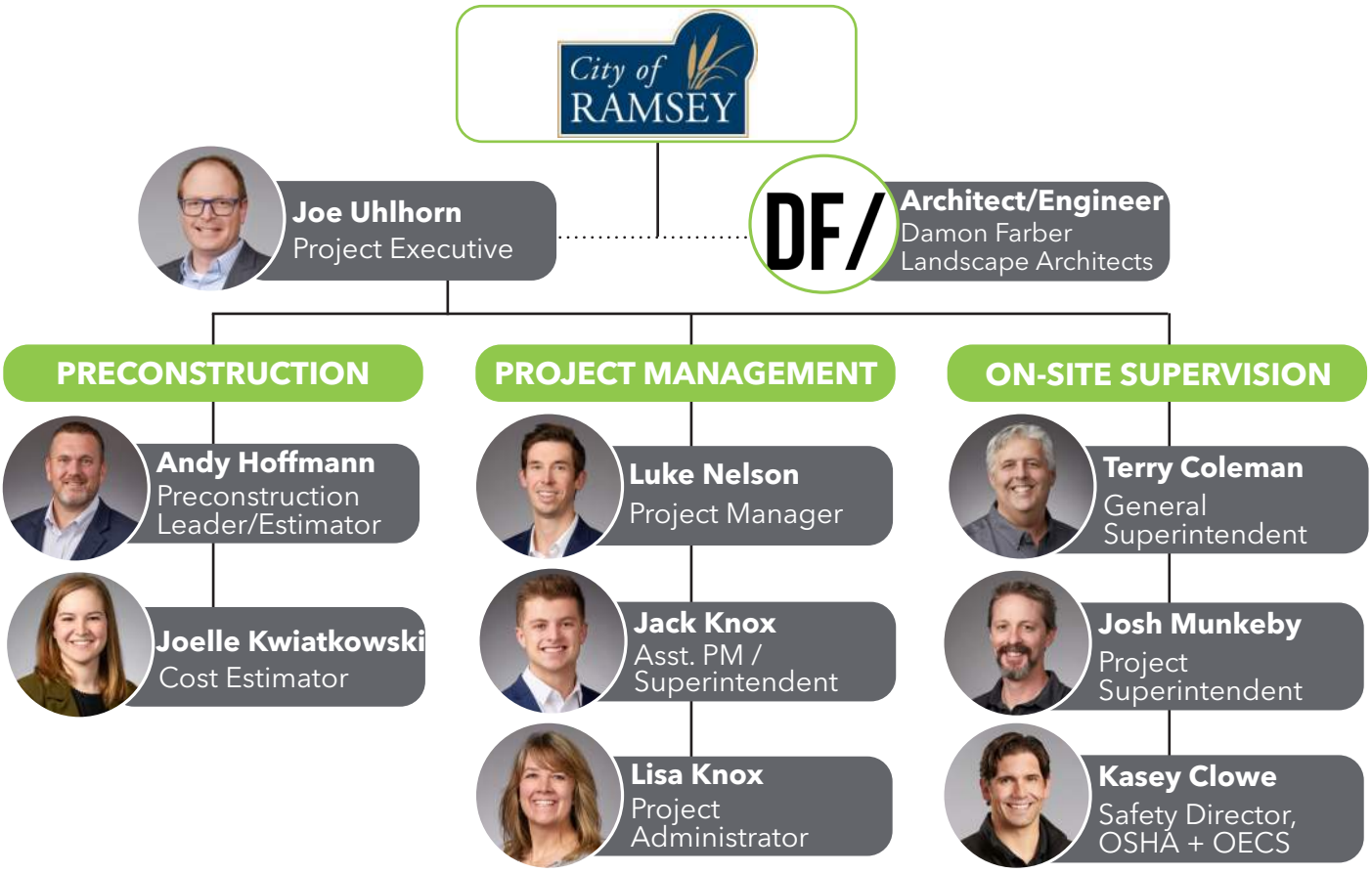


- **Dedicated Project Webpage:** Hosted by the City with updates from H+U (photos, milestones, upcoming impacts).
- **Public Signage:** Display project information, contacts, and anticipated completion dates.
- **Social Media Updates:** Coordinated with the City's communications team.
- **Press Releases:** Jointly prepared by City and H+U for major milestones.
- **Public Inquiries:** Directed to a designated City representative, with input from H+U as needed.

• Indicate how your firm will communicate with the project team and to overall stakeholders in the project.

H+U will actively engage with the City of Ramsey and D/F design team on a daily basis during construction, to communicate project information with project stakeholders including nearby businesses, neighborhood residents, and City departments. H+U will also be available to present to various groups including the City Council when requested. Considering the expedited nature of this project, we expect to provide the City with weekly construction updates as opposed to the more typical monthly updates that longer duration projects often receive. These updates will document the work performed with photos, provide schedule updates, outline upcoming work, and provide other information that may be requested for distribution to the wider Ramsey community via the City website or other means.

The City will be served by the team members shown below; all of whom have completed park projects working alongside Damon Farber within the past 2-years:



H+U's proposed team members have been completing complex projects together for as many as 15 years, and are all currently working on several relevant park improvement projects. Our proposed team will be led by our firm's partners, Project Executive/Partner, Joe Uhlhorn and Preconstruction Leader/Partner, Andy Hoffmann. Joe will be heavily involved and will serve as the City's main contact at all phases of design and construction while overseeing the performance of our team, community engagement, public presentations, and holding subcontractors accountable for meeting the schedule.

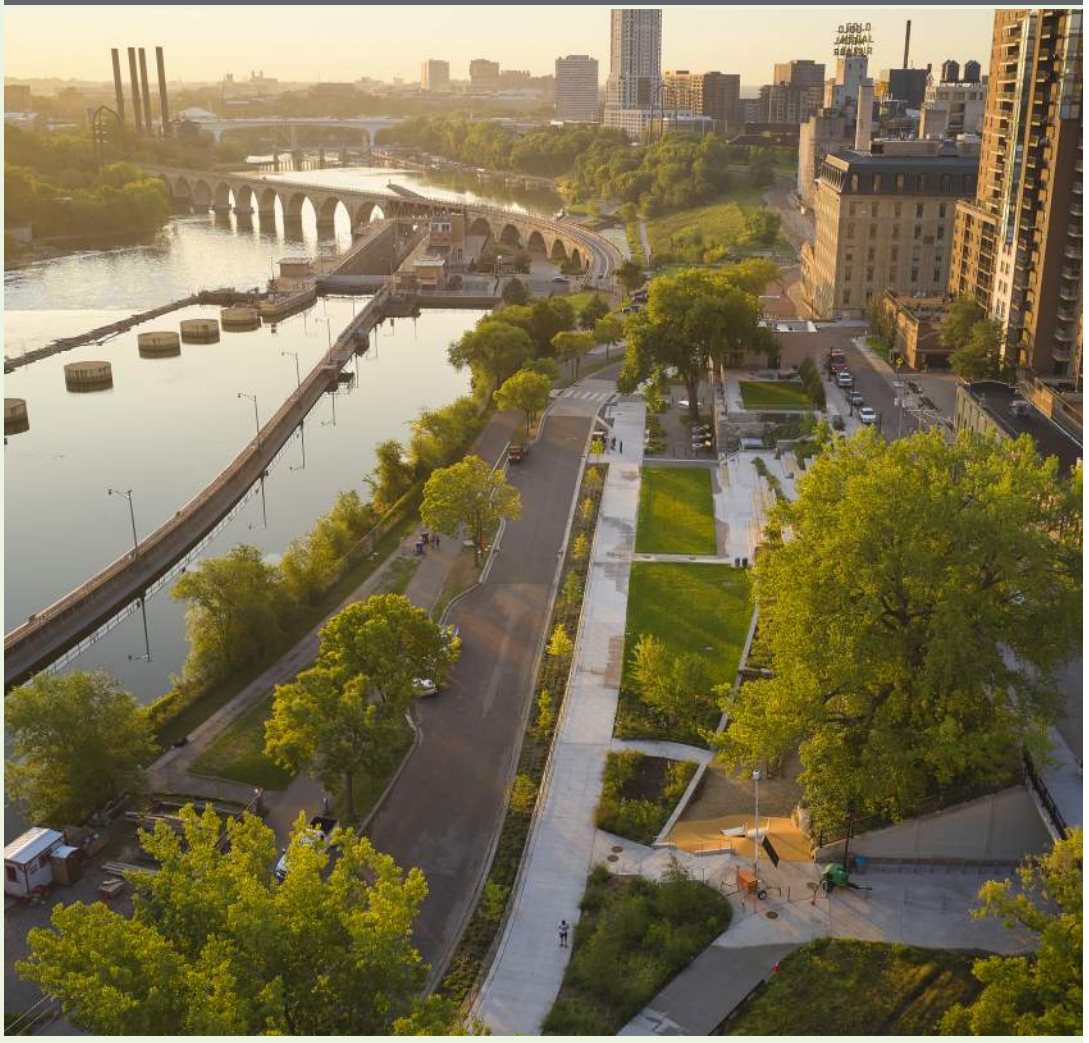
H+U's proposed Project Manager (Luke Nelson) and Supervision team (Terry Coleman and Josh Munkeby) will be engaged during the preconstruction phase, and provide day-to-day management of the project and site during construction. Luke will primarily be responsible for budget management, contract enforcement, and overseeing administrative team members. Terry will be regular fixture on-site while Josh will be stationed on-site full-time during construction with the possibility of additional off-hour or weekend supervision being provided by additional team members. Our supervision team will serve as the City's "eyes and ears" during construction while being responsible for enforcing health and safety requirements, providing quality assurance, managing the schedule, coordinating subcontractors, and managing site logistics.

Complex Projects Solved

PROPOSAL

2. SCHEDULE

WATER WORKS
Historical Renovation
7,000/SF Building + 3 Acres of Green Space





500+ Multi-million-dollar projects completed **on-schedule** + **on-budget**.

• Describe key items that will be critical to keeping this project on schedule.

We understand that the City will or has already begun early procurement of the Romtec bathroom building and Poligon shelters. Our schedule shows us installing the foundations for these buildings shortly after bidding (Feb 2026) so we will need to work with the City, design team, and the vendor to obtain approved foundation designs before we award concrete work in the January bid event.

We also understand that the City has already procured a utility contractor to install the new sanitary and water service to the site. We assume this work will be completed in 2025. We strongly advise, and show in our schedule, early procurement of a grading contractor to complete the mass grading on the site in 2025. The best scenario would be to award this work in late October and have it completed in November or early December 2025.

Power to the site will need to be provided by new electrical service and a new transformer. This should be coordinated with Connexus Energy as soon as the electrical load for the site is determined - hopefully November 2025. Other electrical components that we need to monitor lead times on and may need to procure early are switchgear and light fixtures.

The precast bridge on the SE side of the site will require shop drawings and coordination with the concrete paving. These shop drawings need to be approved by March 1, the footings for the bridge installed in early April, and the precast released for production by the middle of April.

Site amenities, and site furniture will need to be ordered by April 1st to ensure they are delivered to the site in time for installation in late June.

We assume some coordination has already begun on permitting the work. Plan reviews with the City of Ramsey and potentially the State of MN (plumbing) need to be completed as soon as possible. All permitting activities need to be pushed on this project to ensure they do not create a delay.

Our schedule shows approval of the GMP at the January 27, 2026 City Council meeting. Approving the project's costs at that meeting allows H+U to complete subcontracting for the work and get started on construction related submittals, as well as foundation work for the shelters.

• Provide a list of equipment or materials that may require early procurement.

We have outlined suggested equipment and materials for early procurement on page 6.

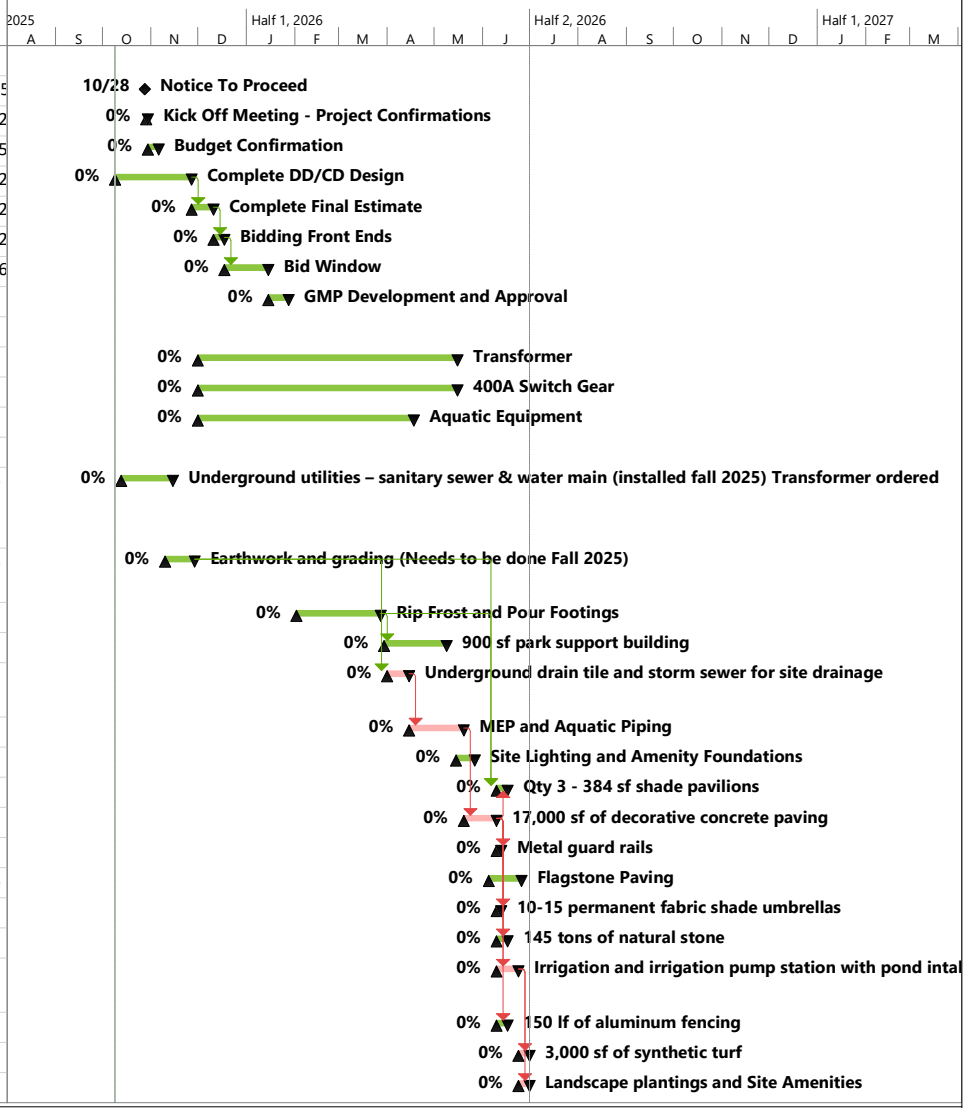
• Outline steps within your schedule that will ensure the park will be open and operational by July 1st, 2026.

Please see our schedule and considerations on the following pages outlining steps to ensure the park will be open and operational by July 1, 2026.

- **Provide an outline of how you would be able to accomplish this in the short timeframe allowed.**

The Waterfront Waterplay

ID	Task Name	Duration	Start	Finish
1	**THE WATERFRONT WATERPLAY**			
2	Notice To Proceed	0 days	Tue 10/28/25	Tue 10/28/25
3	Kick Off Meeting - Project Confirmations	1 day	Wed 10/29/2	Wed 10/29/2
4	Budget Confirmation	5 days	Thu 10/30/25	Wed 11/5/25
5	Complete DD/CD Design	35 days	Thu 10/9/25	Wed 11/26/2
6	Complete Final Estimate	10 days	Thu 11/27/25	Wed 12/10/2
7	Bidding Front Ends	5 days	Thu 12/11/25	Wed 12/17/2
8	Bid Window	20 days	Thu 12/18/25	Wed 1/14/26
9	GMP Development and Approval	9 days	Thu 1/15/26	Tue 1/27/26
10	**Procurement (Long Lead Items)**			
11	Transformer	120 days	Mon 12/1/25	Fri 5/15/26
12	400A Switch Gear	120 days	Mon 12/1/25	Fri 5/15/26
13	Aquatic Equipment	100 days	Mon 12/1/25	Fri 4/17/26
14	**Construction**			
15	Underground utilities – sanitary sewer & water main (installed fall 2025) Transformer ordered	25 days	Mon 10/13/25	Fri 11/14/25
16	Earthwork and grading (Needs to be done Fall 2025)	15 days	Mon 11/10/25	Fri 11/28/25
17	Rip Frost and Pour Footings	40 days	Mon 2/2/26	Fri 3/27/26
18	900 sf park support building	30 days	Mon 3/30/26	Fri 5/8/26
19	Underground drain tile and storm sewer for site drainage	10 days	Wed 4/1/26	Tue 4/14/26
20	MEP and Aquatic Piping	25 days	Wed 4/15/26	Tue 5/19/26
21	Site Lighting and Amenity Foundations	8 days	Fri 5/15/26	Tue 5/26/26
22	Qty 3 - 384 sf shade pavilions	5 days	Wed 6/10/26	Tue 6/16/26
23	17,000 sf of decorative concrete paving	15 days	Wed 5/20/26	Tue 6/9/26
24	Metal guard rails	3 days	Wed 6/10/26	Fri 6/12/26
25	Flagstone Paving	15 days	Fri 6/5/26	Thu 6/25/26
26	10-15 permanent fabric shade umbrella	3 days	Wed 6/10/26	Fri 6/12/26
27	145 tons of natural stone	5 days	Wed 6/10/26	Tue 6/16/26
28	Irrigation and irrigation pump station with pond intake	10 days	Wed 6/10/26	Tue 6/23/26
29	150 lf of aluminum fencing	5 days	Wed 6/10/26	Tue 6/16/26
30	3,000 sf of synthetic turf	5 days	Wed 6/24/26	Tue 6/30/26
31	Landscape plantings and Site Amenities	5 days	Wed 6/24/26	Tue 6/30/26



Page 1 of 1 Thu 10/9/25



We believe construction projects are **far greater** than the sum of their parts.

• Indicate any items of concern that may cause delays to your outline.

Our key project team members compiled the schedule on the previous page, showing a path to completion on July 1st, 2026. While designs are not yet complete, materials have not all been selected, and other forces outside of our control could impact the schedule, we believe that we have prepared an aggressive but achievable logic-based schedule. Meeting this schedule will require an engaged owner, responsive design partners, committed subcontractors, and aggressive schedule management. Several considerations for this schedule and accommodations include the following:

+ **Utility + Rough Grading:** We believe it will be necessary to have the site graded, and to have sewer and water utilities installed before winter. Since utility work is already slated to start in October and be completed this fall, it may be cost effective to have the same contractor complete rough grading at the same time. We believe the cost of this work will be less than $175,000, allowing the work to be procured without public bidding.

+ **Early Procurement:** Immediately upon selection, our team would request City approval to procure a 400 amp switchgear and work with Connexus Energy to procure the new Transformer. These materials can carry very long lead times and will need to be purchased before the GMP is submitted. Switchgear may be purchased most efficiently using the State's Sourcewell contract.

+ **Early Start:** Our schedule requires ground thawing and frost ripping to install concrete foundations this winter since these foundations must be installed before sub-grade MEP and aquatic piping can be installed. H+U has frost blankets available for the project, and with City approval, would install them in late November once the rough grading is completed, in order to maintain frost at a more manageable depth to help expedite foundation excavation and allow it to be completed more efficiently.

+ **Road Restrictions:** All heavy equipment, specifically excavation equipment, must be delivered to and stored at the site before road restrictions come into effect; typically in late February or early March. Our schedule has us starting foundation excavation in early February, immediately after the GMP is approved on January 27th. This makes the GMP approval date critical to the overall schedule, as a 2-3 week delay in approval could jeopardize our ability to bring equipment to the site and start on schedule.

+ **On-Site Storage:** We want to encourage subcontractors to deliver materials to the site as early as possible to ensure that materials are readily available when needed. To accommodate this and because there is ample land adjacent to the park, we propose to provide secure Conex storage boxes on site for subcontractor use.

+ **Design Team Considerations:** We would like to review final specifications as early as possible, so that our team has an opportunity to identify schedule impacts and request changes as necessary. Specifications sometimes include things like a 3-week green up period before plantings can be installed and lengthy timelines for plantings establishment, which we would request be waived in consideration of the completion date.



Progress through **collaboration.**

+ **Material Selections:** Some materials included in the design may need to be modified to accommodate the construction schedule. Our team expects to be engaged in the design process to identify these materials in real-time and to find timely alternatives as needed. We've already identified several materials that we'd like to revise, either to maintain the schedule or improve the finished product, as follows:

1. Plans show a precast bridge on sheet L120 (noted as AM-03). Precast bridges carry long lead times and their precise dimensions are often field verified before fabrication begins, which our schedule cannot accommodate. We recommend revising the bridge to be timber or a prefabricated assembly to ensure materials can be delivered on schedule.

2. Plans call for Turf Grass across the site, which we would recommend confirming is intended to be sod and not seed. This will help expedite the turf establishment after the project is completed and reduce the likelihood that park patrons and pedestrian traffic will damage the turf before can be established.

3. Plan sheet L110 shows fairly extensive pavers (noted as P-05) surrounding decorative concrete. Pavers can be expensive and are very time consuming to install when compared to decorative concrete. We would recommend changing these pavers to decorative concrete to expedite the schedule and reduce the construction cost.

4. Decorative concrete types P-01 through P-04 call for fiber reinforcement, which we would recommend changing to wire mesh reinforcement. While it is faster to install fiber reinforcement, the fibers can protrude from the concrete and are not appealing to walk on with bare feet. Considering the combined play and water elements included in this project, fiber reinforcement may not be the best product to use here.

MINNEAPOLIS/ST. PAUL BUSINESS JOURNAL
THE LIST
TWIN CITIES LARGEST GENERAL CONTRACTORS
H+U Construction
RANKED #18
2025

WHY H+U?

What makes H+U Construction different from our competition? It's our people, their commitment to a job well done, their dedication to our clients, and the determination to be the best they can be through continuous learning and refinement of their skills in Construction Management.

Our teamwork philosophy spreads far beyond our office walls and runs deep between our collaborative work with all our partners, clients, architects, engineers, contractors, communities and owners we work with – resulting in strong, long-lasting relationships.

Complex Projects Solved

PROPOSAL

3. SITE LOGISTICS + DISRUPTION AVOIDANCE

BRYANT PARK
Renovations + Site Improvements



• Provide a site layout plan which shows laydown and storage areas, construction trailers, dumpsters, parking, and construction traffic flow.

Our team prepared the staging and site utilization plan below, which shows site boundaries (temp. fencing) and site access points in red, the work area in green, and laydown area in blue. This plan is conceptual and will be refined throughout the design process, but accounts for new utility locations, places the field office trailer north of the site near the new transformer with clear views of the site and adjacent parking, keeps subcontractor parking away from residential buildings, and takes advantage of city-owned land south and west of the site to serve as a laydown and unloading area which will help preserve the newly installed sidewalks and parking areas.



3. SITE LOGISTICS + DISRUPTION AVOIDANCE



H+U projects have had **zero willful citations or lost time injuries** in over 5-years.

• Describe your disruption avoidance plan for all stages of the project.

Disruption Avoidance Plans (DAP) are a large part of nearly every project H+U takes on, and it is always our goal to be a "good neighbor". We do not expect that the project will disrupt utility service to the neighboring properties or require street closures, but there are still disruptions that we need to minimize and communicate, including:

+ **Night and/or Weekend Work:** Given the expedited schedule, it is likely that crews will need to work extended days and/or on weekends to expedite the project. Our team was unable to find city ordinances restricting work hours, but if there are ordinances that restrict work, we would like to discuss a temporary variance allowing crews to work up to 12-hour days M-F, and between the hours of 8:00 and 4:00 on occasional weekends. In the event that a variance is granted, H+U will prepare signage and marketing materials to be posted at the site and delivered to neighboring buildings explaining the specific days, hours, and activities that will be taking place on site.
+ **Construction Noise:** Deliveries and heavy equipment operating hours will be restricted to Monday through Friday between the hours of 8:00 am and 4:00 pm in order to limit the noise generated by the project and to be a good neighbor. Our Superintendent will enforce these hours, which will also be discussed at every construction meeting and documented in meeting minutes.
+ **Dust Protection:** Any soils that are exposed to the elements for short periods will be misted with water to minimize dust. Soils left exposed for longer periods will be seeded.
+ **Parking Lot Closure:** Our current site plan shows the small parking lot east of the site being restricted for subcontractor parking, which would also serve as a site access point for large equipment such as truck cranes, cement trucks, tree spade trucks, boulder deliveries, etc. This closure will be advertised with signage in advance, and directional signage will also be provided directing drivers to other on-street parking areas near the park.
+ **Short-term Sidewalk Closures:** We intend to maintain pedestrian access to the sidewalk along Center Street during construction, but there will be times when it will be obstructed to allow materials and equipment to access the site by crossing the sidewalk. Our staff will post signage along the sidewalk notifying pedestrians of dates when the sidewalk may be obstructed for several minutes at a time throughout the day, and if necessary, can provide staff to direct vehicles and pedestrians at times.
+ **Stormwater Pollution Protection:** A stormwater pollution protection plan (SWPPP) and SWPPP Permit will be required for the project, and is especially important considering the sites proximity to the neighboring pond. H+U will provide SWPPP monitoring and enforcement including site inspections after rain events and throughout work days, street and sidewalk sweeping, additional silt fence or silt fence repairs, inlet protection, tire wash(s), etc. to ensure compliance with the permit and to help the site appears neat and tidy at all times.
+ **On-Site Supervision:** H+U will provide full-time supervision for the project, with staff on-site at all times when work is being completed. This ensures that there will always be a representative on site to enforce our standards, address concerns, and coordinate deliveries, manage the site, and represent the City's interests in real-time.



CONSTRUCTION MANAGEMENT + GENERAL CONTRACTING + OWNER REPRESENTATION + CONSTRUCTION CONSULTING

5555 West 78th Street, Suite A / Minneapolis, MN 55439 / T 952 941 0075 / info@hu-construction.com / www.hu-construction.com

AIA® Document A133® – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the day of in the year
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

City of Ramsey
14199 Jasper Street
Ramsey, MN 55303

and the Construction Manager:
(Name, legal status, address, and other information)

Hoffmann+Uhlhorn Construction, Inc. dba H+U Construction
5555 W 78th Street, Suite A
Minneapolis, MN 55439

for the following Project:
(Name, location, and detailed description)

Waterfront Park
Ramsey, MN

The Architect:
(Name, legal status, address, and other information)

Damon Farber Landscape Architects
310 4th Ave S, Suite 7050
Minneapolis, MN 55415

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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4 OWNER'S RESPONSIBILITIES

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EXHIBIT A GUARANTEED MAXIMUM PRICE AMENDMENT
EXHIBIT B INSURANCE AND BONDS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:
(Provide total and, if known, a line item breakdown.)

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§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

.2 Construction commencement date:

.3 Substantial Completion date or dates:

June 30, 2026

.4 Other milestone dates:

§ 1.1.5 The Owner's requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

The project must be complete and open to the public by June 30, 2026

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

Mark Riverblood
Parks and Assistant Public Works Director
14199 Jasper Street
Ramsey, MN 55303
mriverblood@ci.ramsey.mn.us
763-238-1733

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:

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(List name, address and other contact information.)

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

Braun Intertec

.2 Civil Engineer:

.3 Other, if any:
(List any other consultants retained by the Owner, such as a Project or Program Manager.)

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

Chuck Evans, PLA
Associate Principal
310 S 4th Street, Suite 7050
Minneapolis, MN 55415
cevens@damonfarber.com
651-216-6115

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

Joe Uhlhorn
Project Executive + Partner
5555 W 78th Street, Suite A
Minneapolis, MN 55439
juhlhorn@hu-construction.com
651-335-4634

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§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:
(List any Owner-specific requirements to be included in the staffing plan.)

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

§ 1.1.15 Other Initial Information on which this Agreement is based:

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201–2017, which document is incorporated herein by reference. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

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ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing written protocols for the development, use, transmission, reliance, and exchange of digital data, including building information models for the Project.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

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§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

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§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

§ 3.2 Guaranteed Maximum Price Proposal

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

.1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;

.2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;

.3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;

.4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and

.5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner

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and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner

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shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201–2017, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

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(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

The Construction Manger's compensation for Preconstruction phase services will be a not to exceed amount of $50,000 subject to the Fee Summary sheet attached to this contract.

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See attached Fee Summary sheet for hourly billing rates.

Individual or Position	Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within ( ) months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments
§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid 40 days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.
(Insert rate of monthly or annual interest agreed upon.)

1.5% monthly

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES
§ 6.1 Contract Sum
§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

The Construction Manager's Fee will be 2% applied to the Cost of the Work.

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

The Construction Manager's fee will be adjusted to 2% of the final Cost of Work amount.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed percent (%) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:

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(Insert terms and conditions for liquidated damages, if any.)

None

§ 6.1.7 Other:
(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

All savings at the completion of the project will be returned to the Owner.

§ 6.2 Guaranteed Maximum Price
The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.3 Changes in the Work
§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE
§ 7.1 Costs to Be Reimbursed
§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs
§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

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§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:
(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

See attached Fee Summary Sheet.

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs
Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction
§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items
§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

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§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

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§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- **.1** Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- **.2** Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- **.3** Expenses of the Construction Manager's principal office and offices other than the site office;
- **.4** Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- **.5** The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- **.6** Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- **.7** Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- **.8** Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- **.9** Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

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ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the 5th day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the 15th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than 40days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate

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that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

.1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;

.5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

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.6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

5% on all work

§ 11.1.8.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

Reductions in retainage are subject to the MN Prompt Payment Act

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

Reductions in retainage are subject to the MN Prompt Payment Act

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner's prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

.1 the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and

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.3 a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 11.2.4 If, subsequent to final payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

1.5% monthly

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

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§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[**X**] Arbitration pursuant to Article 15 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

.2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and

.3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not

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otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

.1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

.2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager' Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:

(Insert the amount of or method for determining the fee, if any, payable to the Construction Manager following a termination for the Owner's convenience.)

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

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ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than $2,000,000 for each occurrence and $3,000,000 in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than $1,000,000 per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than $1,000,000 each accident, $1,000,000 each employee, and $1,000,000 policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than $2,000,000 per claim and $2,000,000 in the aggregate.

§ 14.3.1.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage	Limits

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

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§ 14.3.2 Construction Phase
After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

Notice can be provided via email to the representative identified in this email

§ 14.5 Other provisions:

ARTICLE 15 SCOPE OF THE AGREEMENT
§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

.1 AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

.2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed

.3 AIA Document A133™–2019, Exhibit B, Insurance and Bonds

.4 AIA Document A201™–2017, General Conditions of the Contract for Construction

.5 Building Information Modeling Exhibit, if completed:

.6 Other Exhibits:
(Check all boxes that apply.)

[ ] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:
(Insert the date of the E234-2019 incorporated into this Agreement.)

[ ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.7 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals,

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are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
(Printed name and title)	Joseph A. Uhlhorn, Project Executive + Partner *(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A133® – 2019

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1

City of Ramsey
14199 Jasper Street
Ramsey, MN 55303

...

Hoffmann+Uhlhorn Construction, Inc. dba H+U Construction
5555 W 78th Street, Suite A
Minneapolis, MN 55439

...

Waterfront Park
Ramsey, MN

...

(Name, legal status, address, and other information)

Damon Farber Landscape Architects
310 4th Ave S, Suite 7050
Minneapolis, MN 55415

PAGE 3

June 30, 2026

...

The project must be complete and open to the public by June 30, 2026

...

Mark Riverblood
Parks and Assistant Public Works Director
14199 Jasper Street
Ramsey, MN 55303
mriverblood@ci.ramsey.mn.us
763-238-1733

PAGE 4

Braun Intertec

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...

Chuck Evans, PLA
Associate Principal
310 S 4th Street, Suite 7050
Minneapolis, MN 55415
cevens@damonfarber.com
651-216-6115

...

Joe Uhlhorn
Project Executive + Partner
5555 W 78th Street, Suite A
Minneapolis, MN 55439
juhlhorn@hu-construction.com
651-335-4634

PAGE 11

The Construction Manger's compensation for Preconstruction phase services will be a not to exceed amount of $50,000 subject to the Fee Summary sheet attached to this contract.

...

See attached Fee Summary sheet for hourly billing rates.

...

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid ~~(—)~~ 40 days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.

...

~~%~~ 1.5% monthly

...

The Construction Manager's Fee will be 2% applied to the Cost of the Work.

...

The Construction Manager's fee will be adjusted to 2% of the final Cost of Work amount.

PAGE 12

None

...

All savings at the completion of the project will be returned to the Owner.

PAGE 13

See attached Fee Summary Sheet.

PAGE 16

§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the 5th day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the 15th day of the

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following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than ~~( ) days~~ 40days after the Architect receives the Application for Payment.
PAGE 18

5% on all work

...

Reductions in retainage are subject to the MN Prompt Payment Act

...

Reductions in retainage are subject to the MN Prompt Payment Act
PAGE 19

~~%~~ 1.5% monthly
PAGE 20

[**X**] Arbitration pursuant to Article 15 of AIA Document A201–2017
PAGE 22

§ 14.3.1.1 Commercial General Liability with policy limits of not less than ~~($)~~ $2,000,000 for each occurrence and ~~($)~~ $3,000,000 in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than ~~($)~~ $1,000,000 per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than ~~($)~~ $1,000,000 each accident, ~~($)~~ $1,000,000 each employee, and ~~($)~~ $1,000,000 policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than ~~($)~~ $2,000,000 per claim and ~~($)~~ $2,000,000 in the aggregate.
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Notice can be provided via email to the representative identified in this email
PAGE 24

Joseph A. Uhlhorn, Project Executive + Partner

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:24:29 ET on 10/16/2025 under Order No. 4104243742 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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RAMSEY WATERFRONT PARK
H+U CONSTRUCTION COMPENSATION SUMMARY
BASED ON $3.1M COST AND 5 MONTH CONSTRUCTION DURATION

Preconstruction & Bidding Phase Services (NTE Total)				
Description	**Quantity**	**Unit**	**Rate**	**Total**
Project Executive	80	HR	$185	$14,800
Preconstruction Manager	80	HR	$160	$12,800
Cost Estimator	80	HR	$120	$9,600
MEP Estimator	8	HR	$185	$1,480
Project Manager	40	HR	$145	$5,800
Project Administrator	25	HR	$92	$2,300
Project Accountant	8	HR	$92	$736
Project Superintendent	16	HR	$145	$2,320
Total Preconstruction Phase Services Not to Exceed Amount*:				**$49,836**

Construction & Closeout Phase Services (NTE Total)				
Description	**Quantity**	**Unit**	**Rate**	**Total**
Project Executive	117	HR	$185	$21,645
Project Manager	560	HR	$145	$81,200
Assistant Project Manager	400	HR	$110	$44,000
Project Administrator	75	HR	$92	$6,900
Project Accountant	40	HR	$92	$3,680
General Superintendent	200	HR	$170	$34,000
Project Superintendent (Full Time)	865	HR	$145	$125,425
Health & Safety Director	40	HR	$150	$6,000
Field Office Trailer	5	MO	$1,250	$6,250
Field Office Equipment & Technology	5	MO	$300	$1,500
Superintendent Truck & Travel	5	MO	$1,200	$6,000
In-House Printing	5	MO	$100	$500
Office Staff Mileage	5	MO	$200	$1,000
Total Construction & Closeout Phase Services Not To Exceed Amount*:				**$338,100**

Construction Manger Fee**	**Estimated Construction Cost**	**CM Fee %**	**Total**
Construction Manager Fees	$3,100,000	2.00%	**$62,000**

Construction Manager Total Compensation: $449,936

*The total costs shown are T&M Not to Exceed Amounts and will be invoiced monthly.

**The construction management fee will be adjusted to 2% of the final construction value at completion

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the day of in the year , is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the day of in the year (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

THE OWNER:
(Name, legal status, and address)

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ($), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories,

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including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of execution of this Amendment.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[ ] By the following date:

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User Notes: (1668433972)

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

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User Notes: (1668433972)

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 10:26:38 ET on 10/16/2025.

There are no differences.

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:26:38 ET on 10/16/2025 under Order No. 4104243742 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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User Notes: (1668433972)

THE WATERFRONT

Working DRAFT

RAMSEY, MN
OCTOBER 17, 2025

DF/ DAMON FARBER



DESIGN DEVELOPMENT

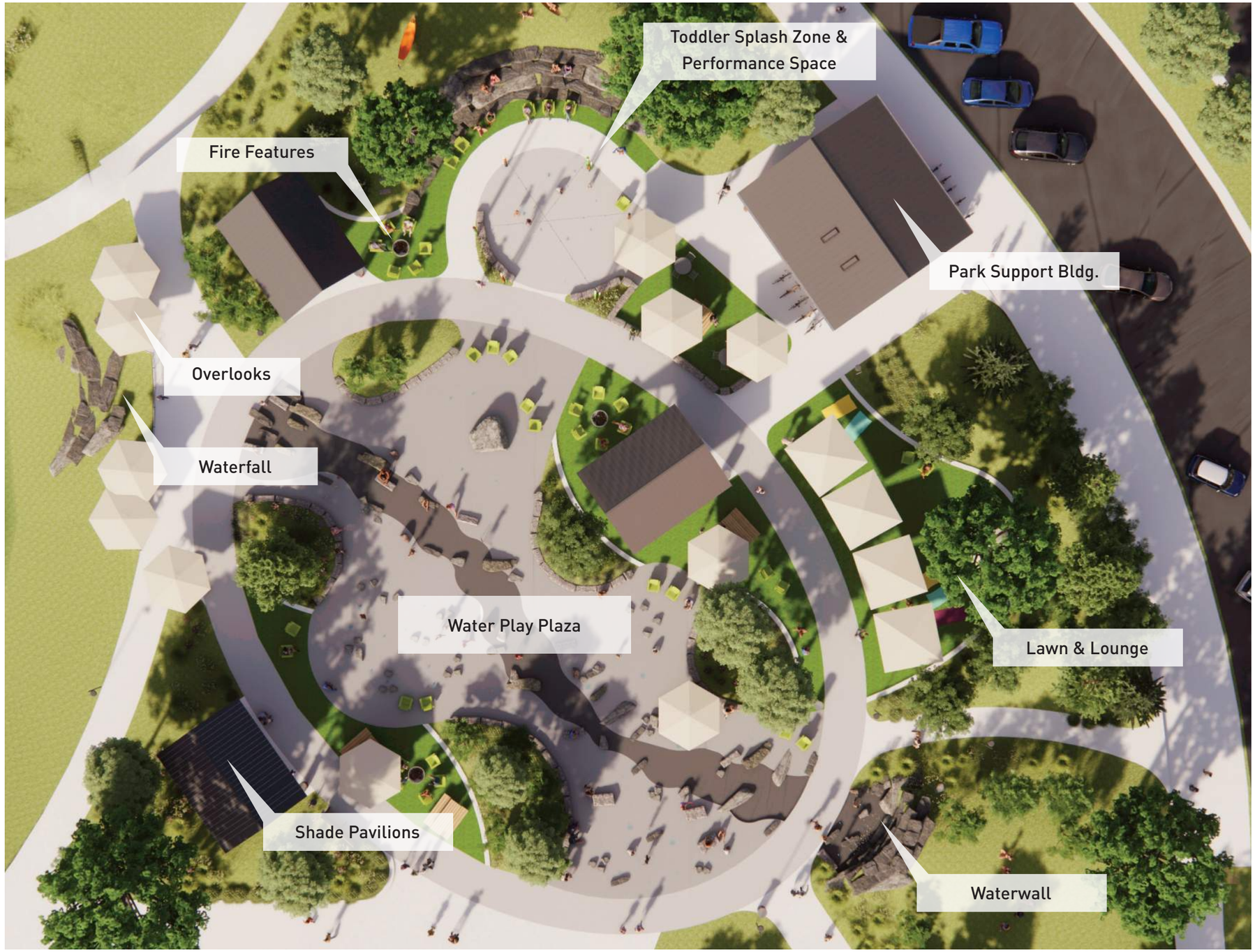
SCHEDULE


WE ARE HERE
2025
2026
JUN
JUL
AUG
SEP
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUN
JUL
SCHEMATIC DESIGN
REVIEW
Project Kick-Off
Parks & Recreation Commission Meeting
50% SD
100% SD
Bi-weekly design team and Client meetings
DESIGN DEVELOPMENT
REVIEW
50% DD
100% DD
Bi-weekly design team and Client meetings
Cost Estimation
CONSTRUCTION DOCUMENTS
REVIEW
60% CD
95% CD
100% CD
Bi-weekly design team and Client meetings
BIDDING + AWARD CONTRACT
Advertise for Bids
Pre-Bid Meeting
Review bids
Award Contract
CONSTRUCTION ADMINISTRATION
Preconstruction Meeting
Construction Start
Target Opening (July 1)

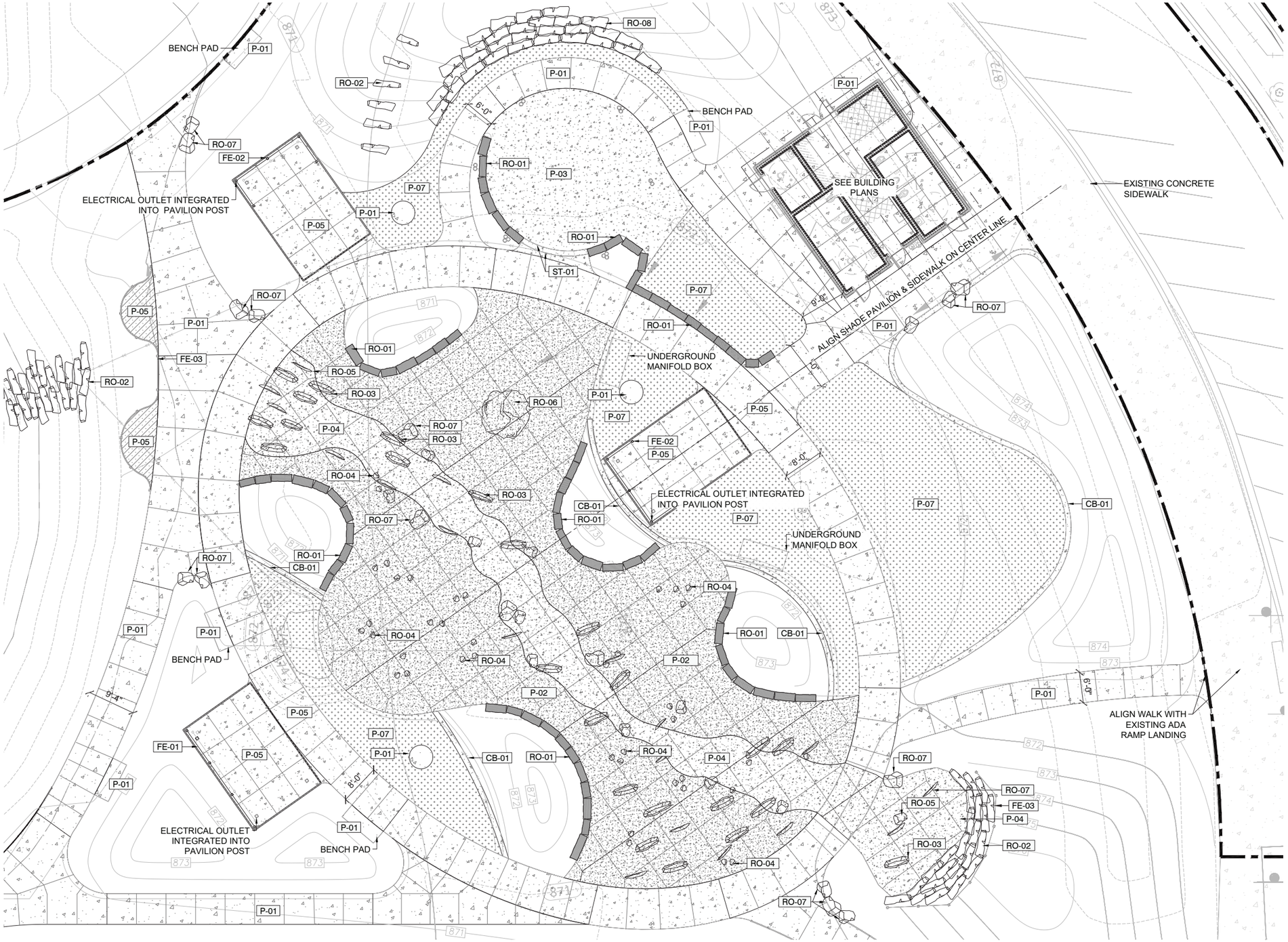
DD Design

Overview

SITE PLAN


Toddler Splash Zone &
Performance Space
Fire Features
Park Support Bldg.
Overlooks
Waterfall
Water Play Plaza
Lawn & Lounge
Shade Pavilions
Waterwall

SITE PLAN



REFERENCE NOTES SCHEDULE MATERIALS PLAN NORTH

SYMBOL	CODE	DESCRIPTION
CURB		
	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING
	P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING
	P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING
	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
	P-07	PAVING TYPE 07 - SYNTHETIC TURF
ROCK		
	RO-01	ROCK TYPE 01 - STONE SEAT WALL
	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
	RO-06	ROCK TYPE 06 - STONE @ "ERRATIC FIELD"
	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"
	RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"

THE PLAZA



ENTRY FROM STREET CORNER



THE WATER PLAZA DESIGN









THE WATER PLAZA DESIGN





WATERPLAY TODDLER ZONE DESIGN







WATERPLAY TODDLER ZONE DESIGN

Synthetic Lawn & Adirondack Chairs



Precast Concrete Gas Fire Pits



Decorative Concrete Paving



Ground Sprays



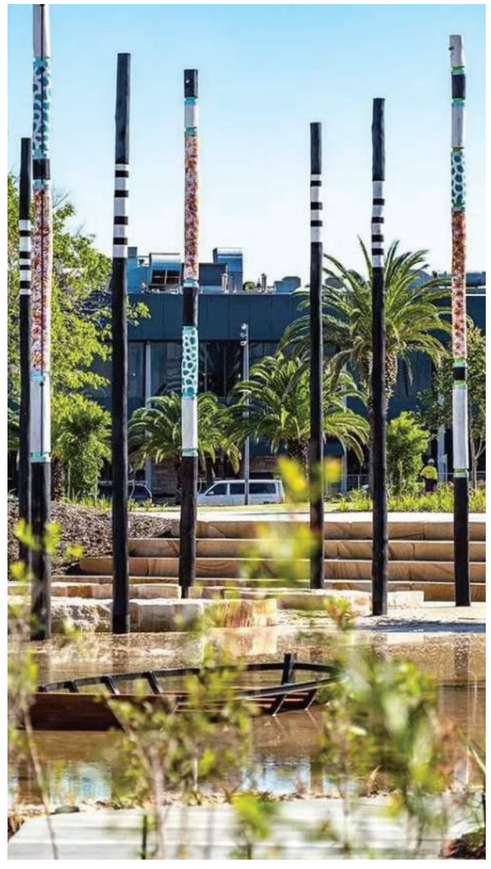
Lounge Seating



Permanent Shade Umbrellas



Custom Poles for Catenary Lighting





Catenary Lighting - Color Changing

THE PLAZA / NATURAL STONE



Manufacturer: Northern Natural Stone
Product: Virginia Slate Irregular Boulders, sizes vary







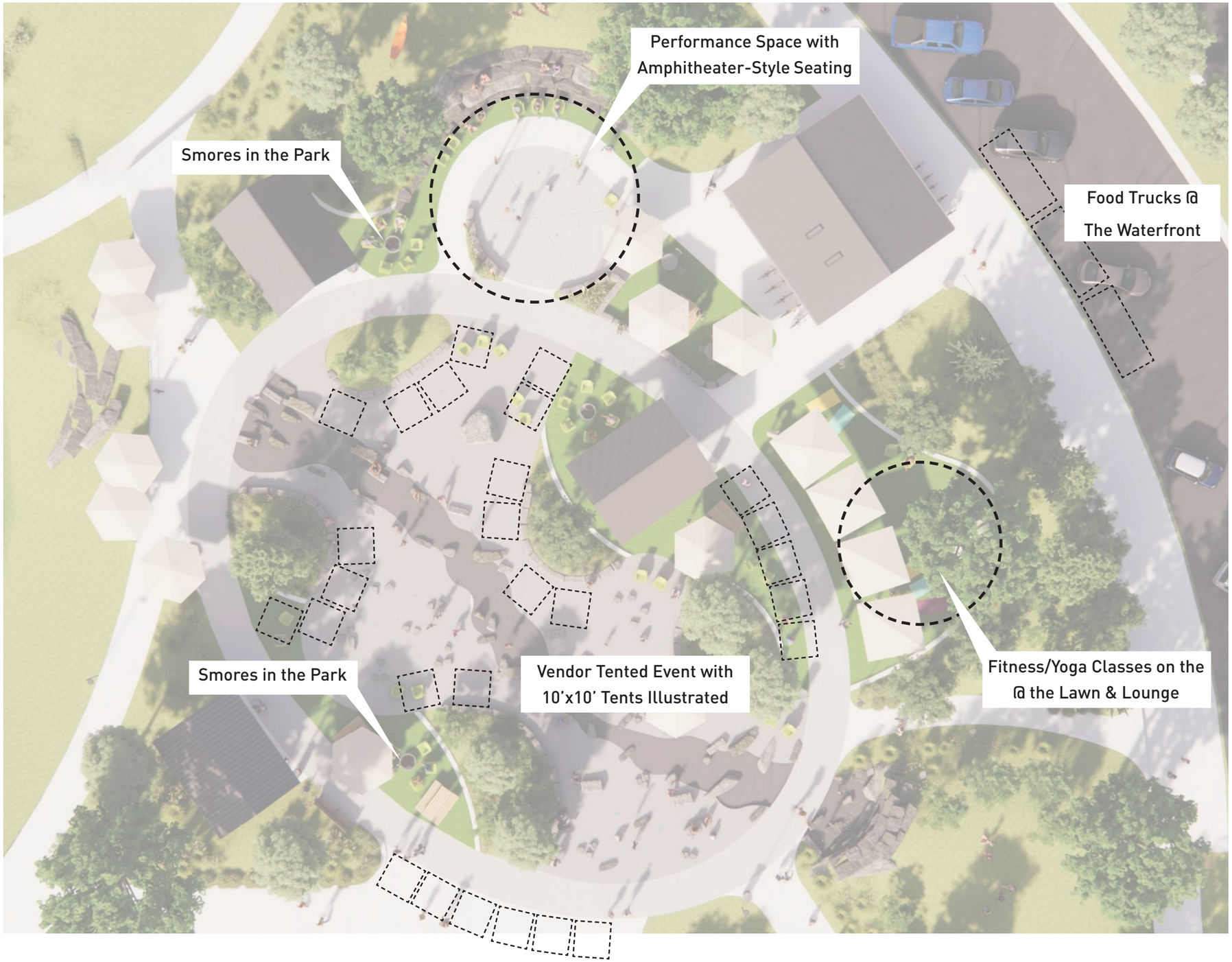


Manufacturer: Northern Natural Stone
Product: Virginia Slate Elongated Boulders, sizes vary



Manufacturer: Northern Natural Stone
Product: Virginia Slate Massive Boulder, 8` Dia. 3`H Max

THE PLAZA / TEMPORARY ACTIVATIONS



THE PLAZA / SEATING



Draft Placeholder diagram
 to illustrate ...
-linear feet of stone seatwalls
-highlight benches
-highlight chairs
-highlight loungers
-highlight picnic tables

THE PLAZA / PUBLIC ART INSPIRATION













SIGNAGE DESIGN

Dimensional Letter Signage Inspiration



City Logo Stained on Building

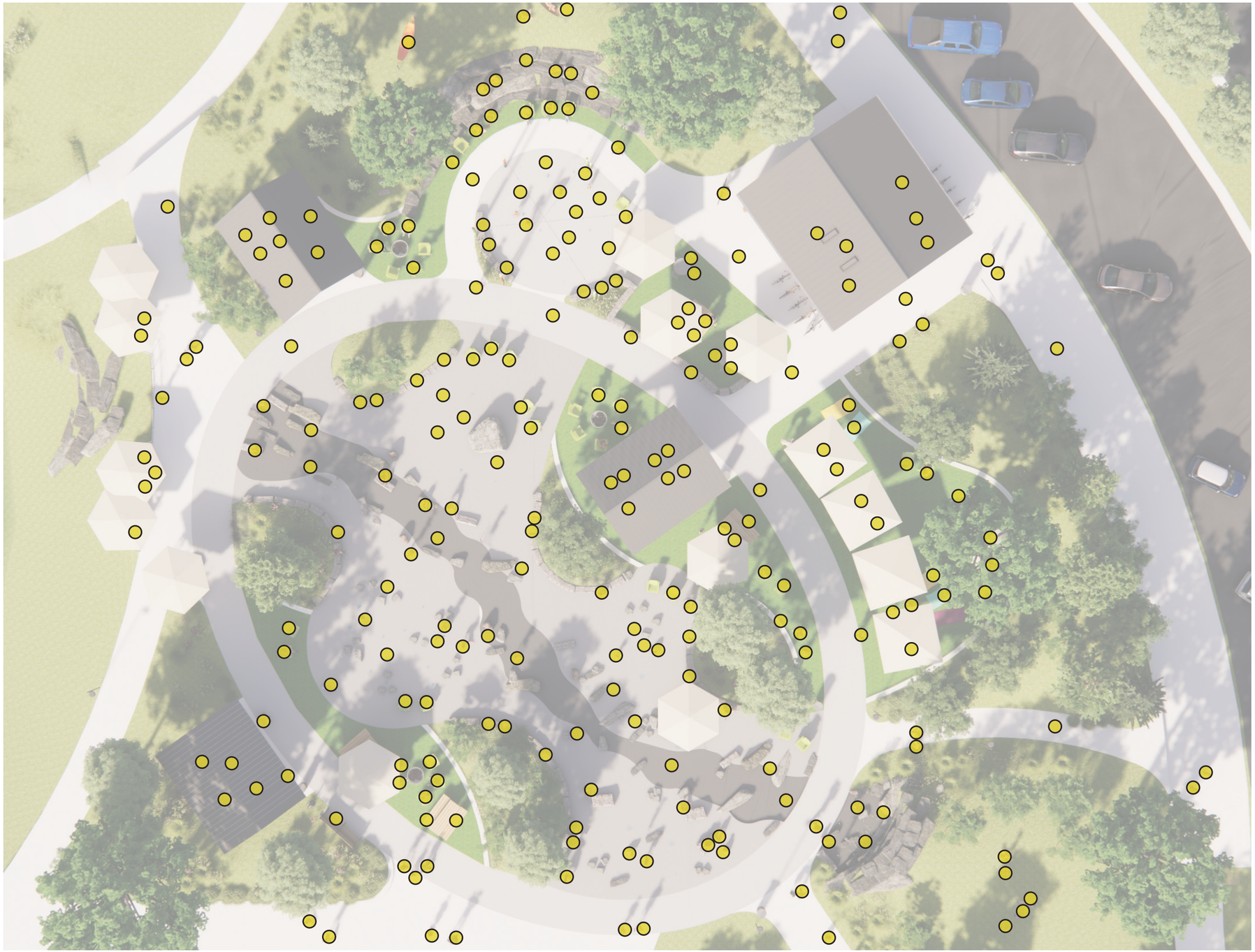


Project Sign Concepts





THE PLAZA / CAPACITY



Key

Yellow dots illustrate 1-person/ dot on an average warm weekend summer day.

The space can accommodate hundreds of people

THE PLAZA / SUPPORTING UTILITIES



LAWN & LOUNGE



LAWN & LOUNGE - AMENITIES

Synthetic Lawn & Adirondack Chairs



Lounge Seating



Permanent Shade Umbrellas



Moveable Picnic Tables



Precast Concrete Gas Fire Pits



HDPE Adirondacks Chairs



Precast Cocrete Fire Feature



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



OTHER VIEWS



Site Structures & Materials

SITE STRUCTURES

PAVILIONS



Black Steel Frame & Dark Standing Seam Metal Roofing over T&G Cedar Decking

PARK BUILDING



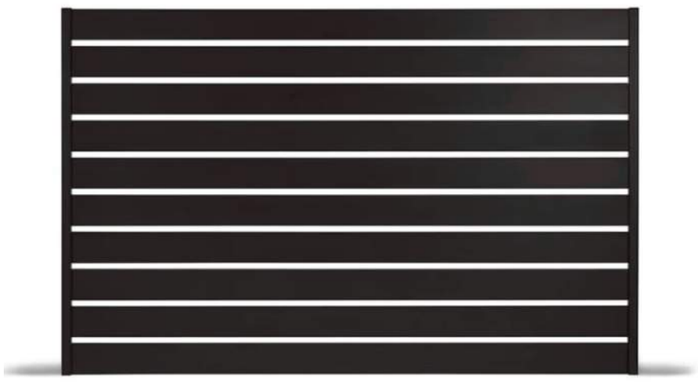
Semi-Transparent Gray-Stained Cedar Siding & Dark Standing Seam Metal Roofing

UMBRELLAS

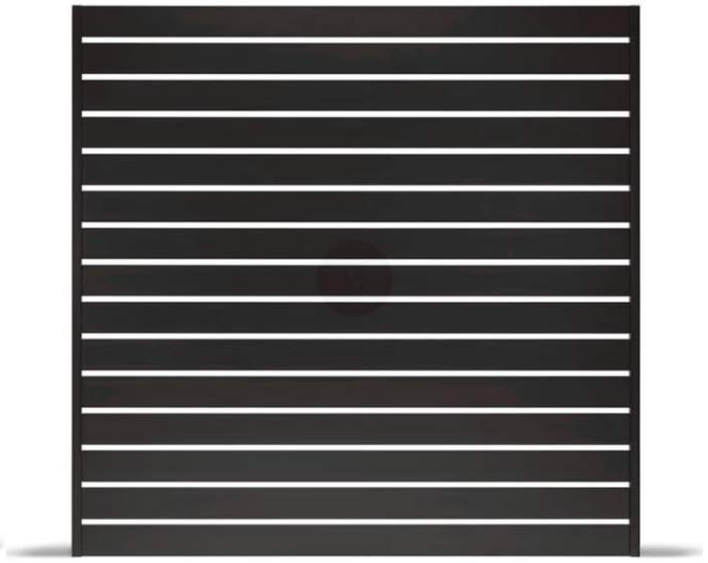


Powdercoated Steel Frame & Sunbrella Fabric

FENCES



4’ Semi-Solid Screen Fence - Black Aluminum Slats & Fence Posts



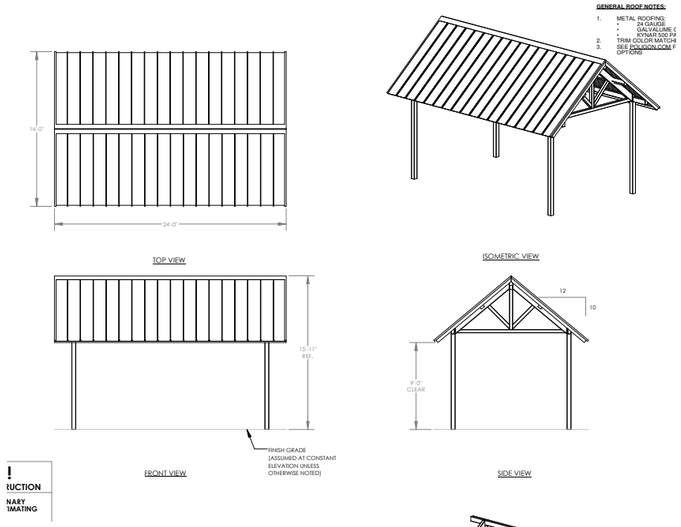
6’ Semi-Solid Screen Fence - Black Aluminum Slats & Fence Posts



6’ Solid Privacy Fence - Black Aluminum Slats & Fence Posts

PARK PAVILION DESIGN

PAVILIONS



Manufacturer: Poligon

Product: REK 16 x 24

Summary: Steel frame shade pavilion with standing seam metal roof over tongue & grove wood cathedral ceiling



PARK PAVILION DESIGN

High-top Serving Tables



Moveable Picnic Tables



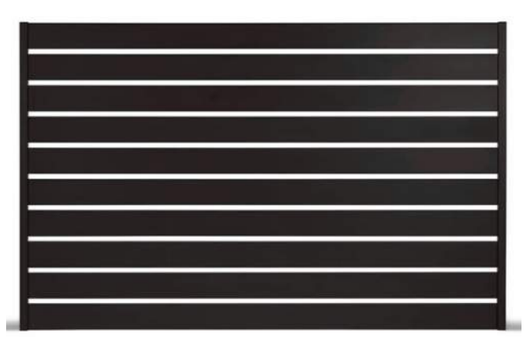
Pendant Lights



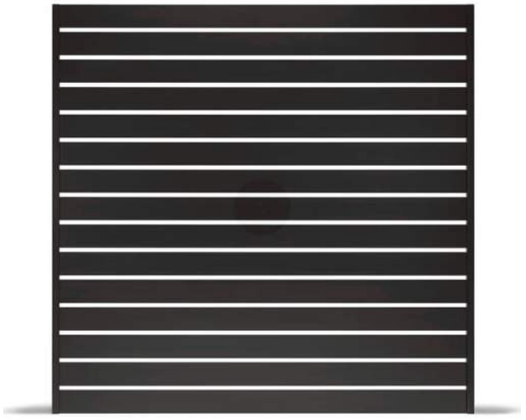
Electrical Receptacles

Towel Hooks

4’ High Aluminum Screen Fence



6’ High Aluminum Screen Fence



T&G Cedar Roof Underside Decking



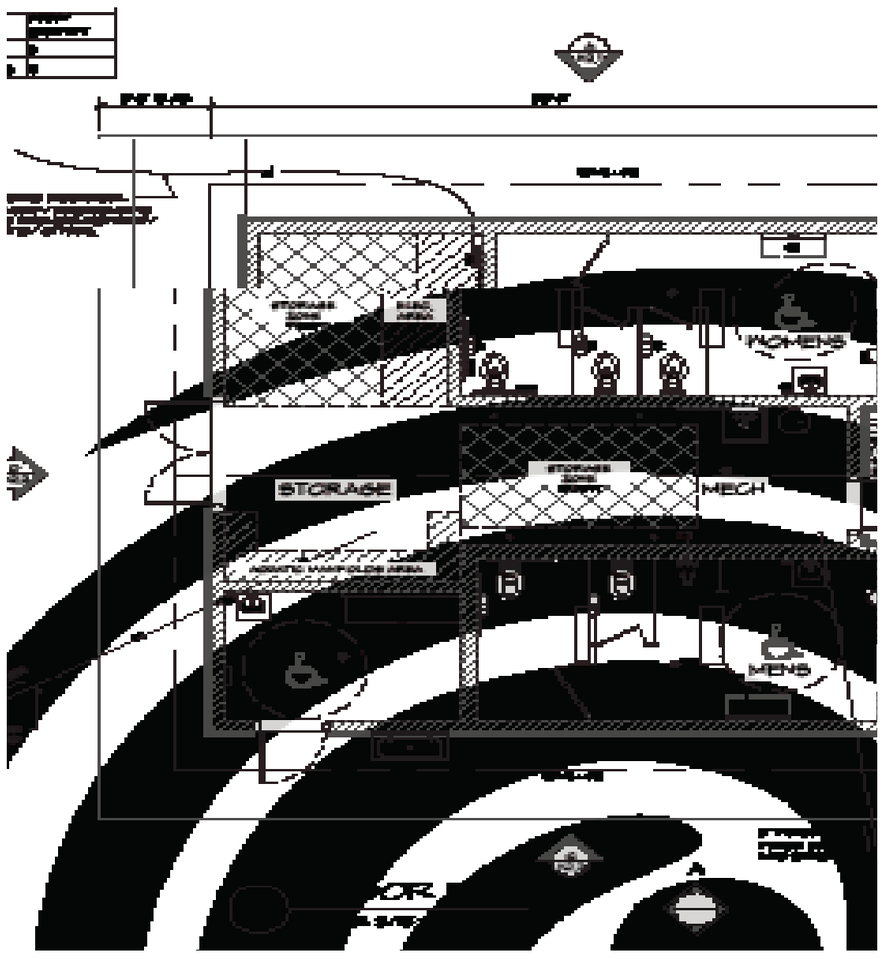
Standing Seam Metal Roof



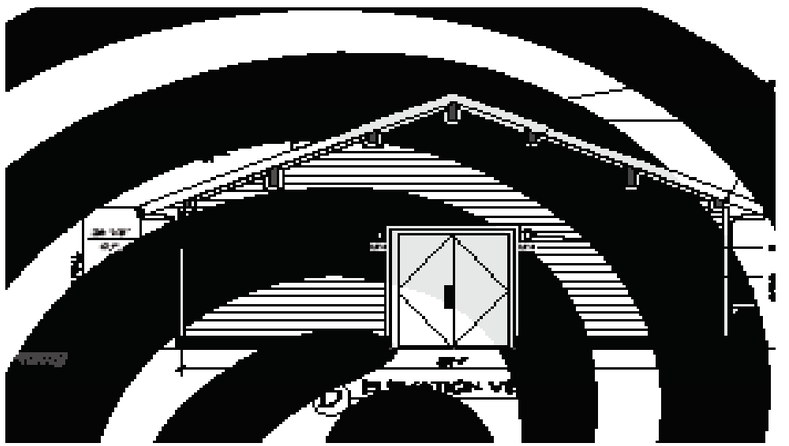
Decorative Concrete Paving



PARK SUPPORT BUILDING









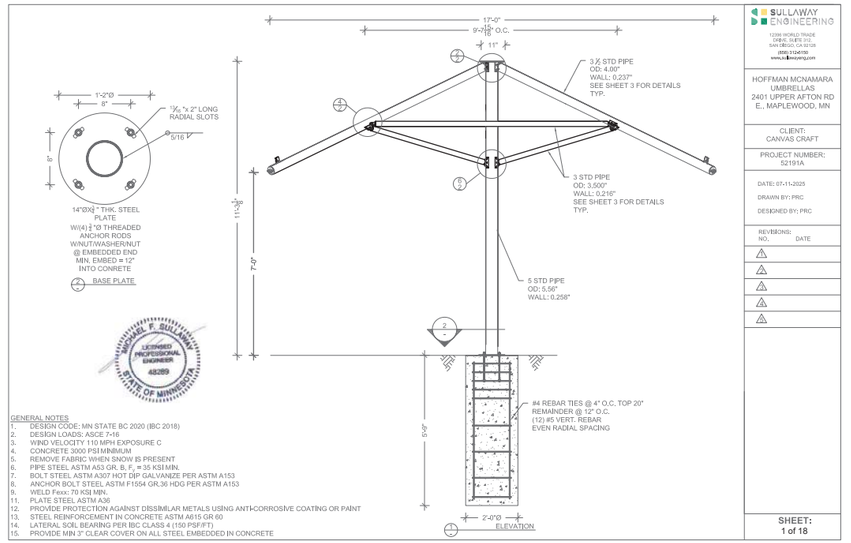
Manufacturer: Romtec
Product: Semi-Custom Structure
Summary: Restroom and supply building, cedar lap siding over

PERMANENT SHADE STRUCTURES

FIXED UMBRELLAS







Manufacturer: Canvas Craft
Product: 12’ x 12’ Square Marine Grade Umbrella & 8’ Dia Hexagon, Freestanding Marine Grade Umbrella

HARDSCAPE MATERIALS

PAVING



Concrete Paving - Standard Gray Broomed



Decorative Concrete Paving



Decorative Concrete Paving

STONE & CONCRETE



...

...

ACCENT



Synthetic Turf over compacted base

LIGHTING

PENDANT IN PAVILIONS

LUMINIS®

CT151
CLERMONT
PENDANT/CATENARY

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:



① Field adjustable suspension stem or silver braided power cable with aircraft safety cable. Also, offered with a catenary suspension attachment.
② Performance optic series.
③ Corrosion resistant diecast aluminum housing.
④ High efficency LED light engine with acrylics optics.
⑤ Clear tempered glass.
⑥ All stainless steel hardware


CT151-STM


CT151-SPG


CT151-CAT3

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. Features a high efficiency LED light engine, mounted on a recessed heatsink whose pattern is optimized for heat dissipation. The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

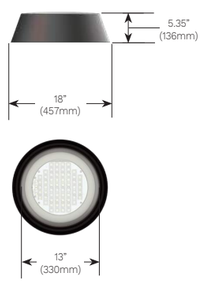
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. For STM, fixture must be installed on a finished ceiling for exterior applications and/or when exposed to inclement weather. For CAT3: see option details.

MEASUREMENTS

Maximum weight: 27 lbs (12 kg)



POST TOP / POLE MOUNT

LUMINIS®

CT102
CLERMONT
POST TOP/POLE MOUNT

PROJECT NAME: **QUANTITY:** **TYPE:**

ORDERING CODE:



① Comfort optic series.
② Side mount or post-top attachment.
③ Corrosion resistant diecast aluminum housing.
④ Indirect LED lighting on highly reflective dome for visual comfort.
⑤ Clear tempered glass.
⑥ All stainless steel hardware.


CT102-PM

CT102-PT4

MATERIALS

Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket. LED boards are hidden between coated polymer that diffuses and reflects the light at 96%. It is UV stabilized and antistatic, which does not attract dust. The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK9. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

For PM mounting: designed to fit on 4" or 5" OD pole.
For PT4 mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.

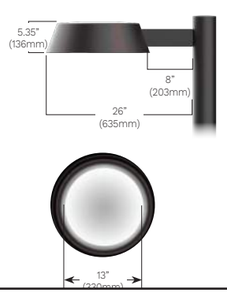
MEASUREMENTS

Maximum weight: 40 lbs (18 kg)

CT102-PT4
EPA: 1.11 ft²



CT102-PM
EPA: 0.81 ft²



LIGHTING

CATENARY CABLE MOUNT

HK LIGHTING

Project Name

Fixture Type

ZXL11-CAT-ACRY

LED Catenary . ZX11 Series

IP65



Product Features

- A unique catenary system including LED fixtures, turnbuckle, suspension cable, power cable for outdoor or indoor illumination.
- ETL outdoor wet location listed. IP65 standard.
- Machined from solid billet 6061- T6 corrosion resistant aluminum.
- Modular components - field changeable LED module & beam spread reflectors.
- Brushed acrylic hood provide even glow through out, and subtle lighting around the fixture in addition to the down light.

Specification

Materials:
Body: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.
Hood: Brushed acrylic rod.

Fixture Weight: 1lb.

Voltage: 12V AC/DC. Requires remote step down transformer.

Wattage: 5 or 7W HK LED.

Dimmability: MLV.

Light Source: CRI 83. Available in CRI95 upon request. The chromaticity range is within a 3-step McAdam Ellipse. Standard CCT options are 2700K, 3000K, 4000K.

Lamp Base / Socket: Innovative cone-shaped lamp base and receptacle socket maximize the surface contact area to dissipate heat more effectively. See "Resources" for details.

Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Optical Accessories: Dichroic color filters. Secured in place with metal snap ring.

Mounting Method: Custom hook mechanism on top of fixture that utilizes set screws to secure fixture(s) on the suspension cable and to lock the position of fixture on the cable.

Turn Buckle (Optional): Allows fine tuning of the tension on the support cable, up to 1.50" of adjustment.

Power Cable (Optional): 18/2 SJTW cable, dia 0.29".

Suspension Cable (Optional): 7x7 stainless steel wire rope, maximum diameter is 5/64", capacity 100lbs.

Ordering Guide

EXAMPLE: ZXL11-CAT-ACRY - 12V - 7 - 27 - BK - DF - TURN BUCKLE

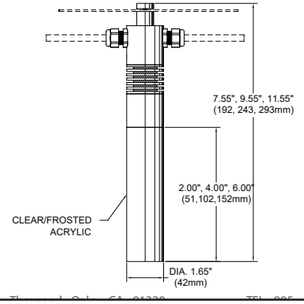
SERIES	MATERIAL	VOLTAGE	WATTAGE	CCT	FINISH	OPTIONAL OPTIC ACCESSORIES	OPTIONAL MOUNTING ACCESSORIES
ZXL11-CAT-ACRY –	–	12V –	–	–	–	–	–
	BLANK Aluminum(Standard) NBR Natural Brass NSS Natural Stainless Steel CU Natural Copper		5 5W 7 7W	27 2700K 30 3000K 40 4000K	Standard BK Black Powder Coat BZ Bronze Powder Coat WT White Powder Coat Premium ABK Anodized Black ACL Anodized Clear CC Custom Powder Coat	DF Dichroic Filter	See page 2 for quick reference, or "Accessories" link for detailed specification.

Remote Step Down Transformer (Optional).
See "Accessories" link for detailed specification.

Model	Wattage(VA)	Primary Voltage(VAC)	Secondary Volt(VAC)	Dimming Method	Characters
–	–	–			
TXM	20 40 60 100	120 or 277	12	MLV	Outdoor, Wall Mount, Compact
TXS	150	120	Multi-tap of 12, 13, 14, 15 VAC	MLV	Outdoor, Wall mount, Stainless Steel Case
IGT	50(120V only) 100	120 or 277	12	MLV	in grade

Product Drawings

NOTE: Specification and dimensions subject to change without notice.





SITE FURNISHINGS

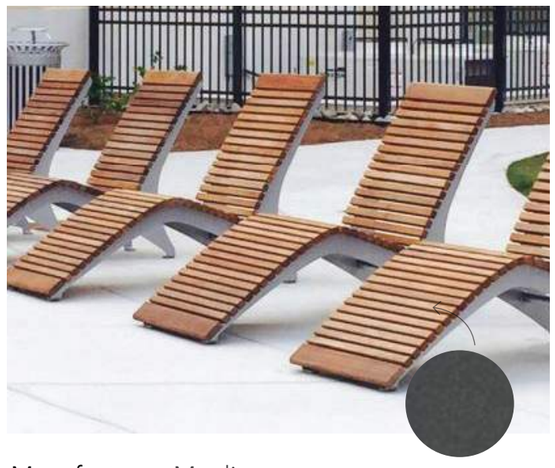
BENCHES + ADIRONDACKS



Manufacturer: Maglin
Product: Iconic Backed Bench w/ Side Arms



Manufacturer: Maglin
Product: 720 Series Lounge Chair



Manufacturer: Maglin
Product: 720 Series Chaise Lounge

TABLES + CHAIRS / DINING



Manufacturer: Maglin
Product: 1700 Series Foro Round Table



Manufacturer: Maglin
Product: 1700 Series Foro Standard Chair
(w/ & w/o arms



Manufacturer: Maglin
Product: 210 Cluster Seating

SITE FURNISHINGS

COUNTER TABLE



Manufacturer: Forms & Surfaces
Product: Avivo Bar Table - Cumaru

RECEPTACLES



Manufacturer: Forms & Surfaces
Product: Tonyo Split Stream - Cumaru

FIRE TABLE





Manufacturer: Montana Fire Pits
Product: Sequoia Arbor Wood Fire Pit Table (Matching Cover Option Available)



BIKE SECURE STORAGE



Manufacturer: Maglin
Product: 2300 Series Iconic Bike Rack



Manufacturer: Dero
Product: Ulta Space Saver Single

Planting Design

PLANTING INSPIRATION



PLANTING INSPIRATION



PLANTING INSPIRATION



PLANTING INSPIRATION



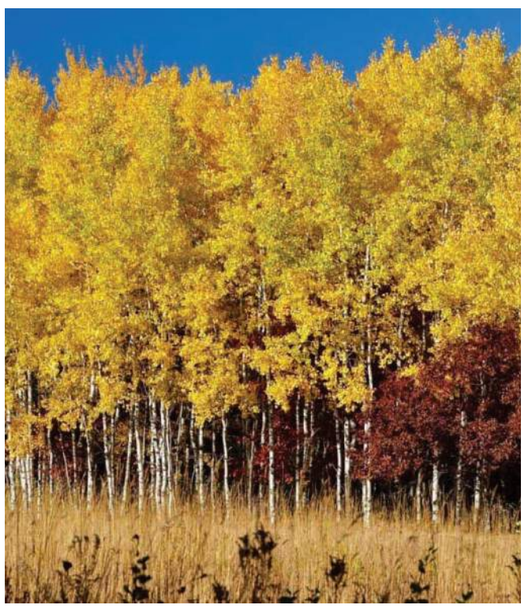
TREE CANOPY PALETTE SAMPLING







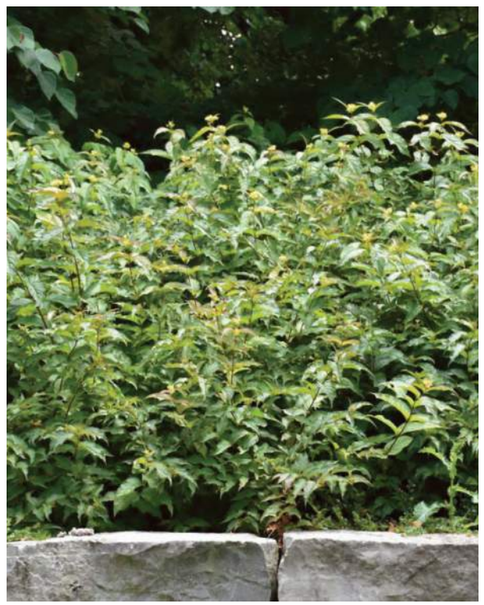


UNDERSTORY PALETTE SAMPLING











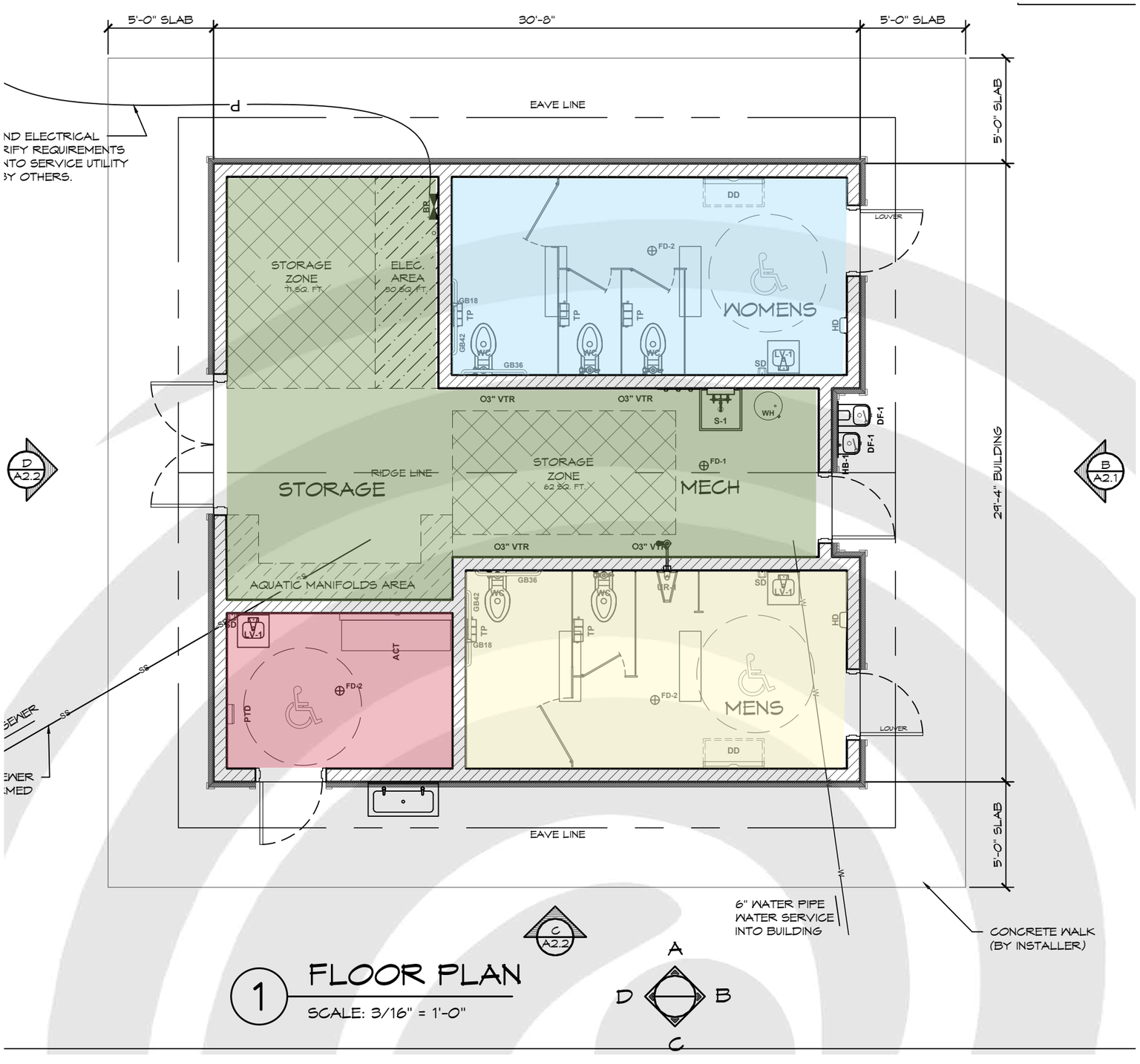


Architecture

PARK SUPPORT BUILDING



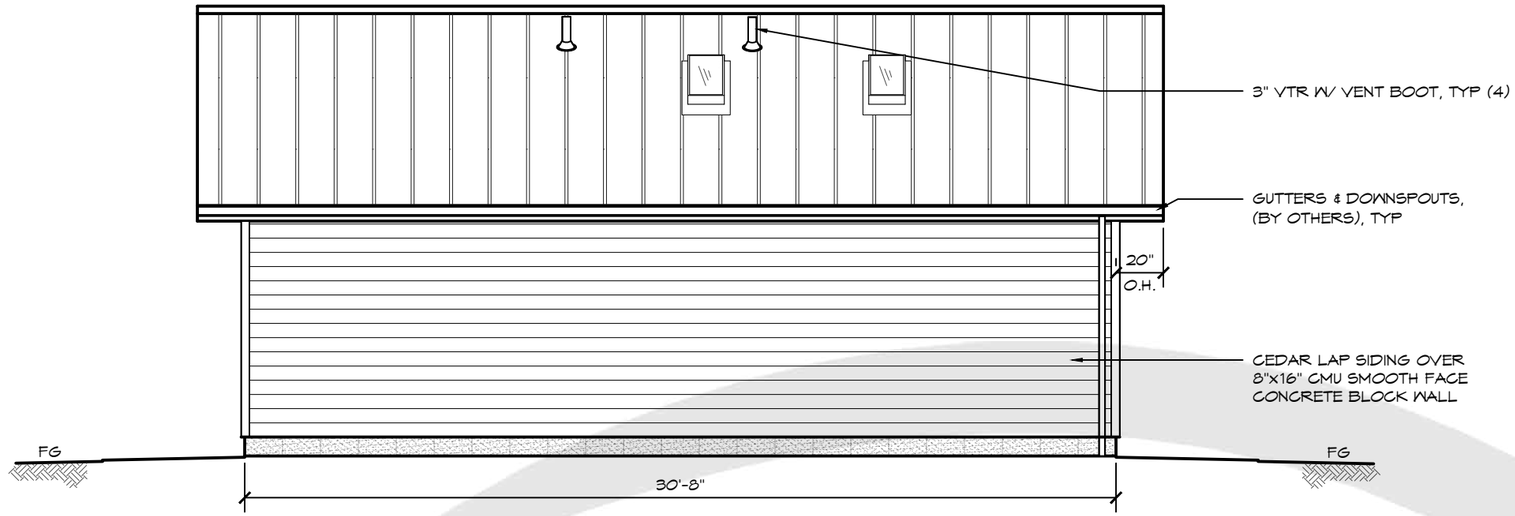
FLOOR PLAN



1 FLOOR PLAN

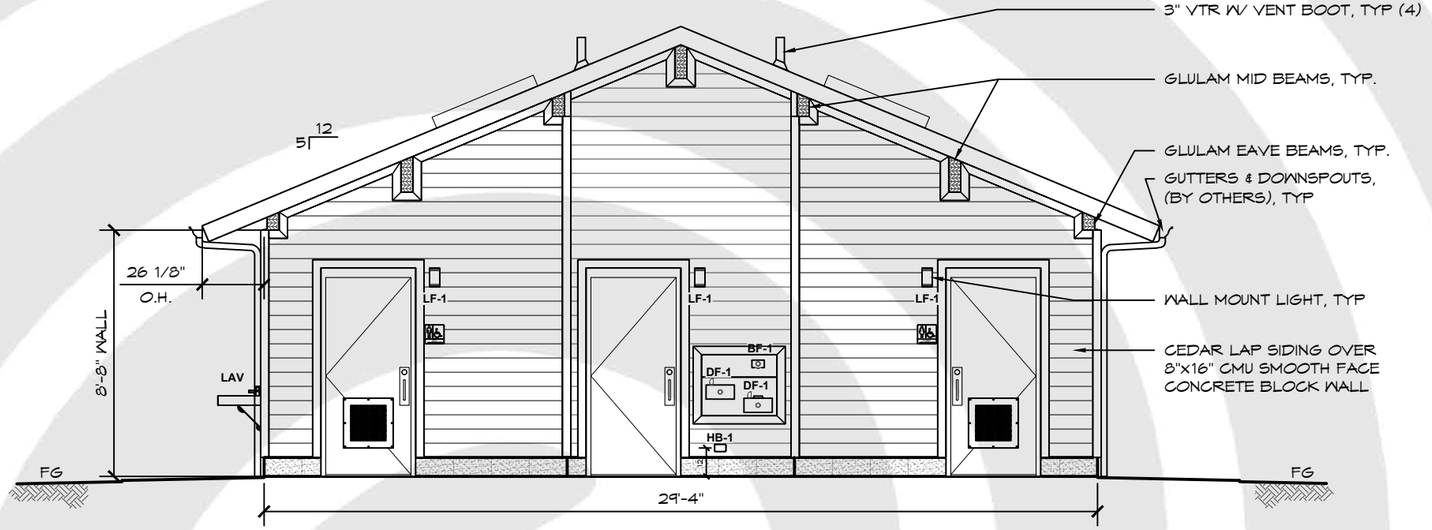
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ELEVATIONS



A ELEVATION VIEW

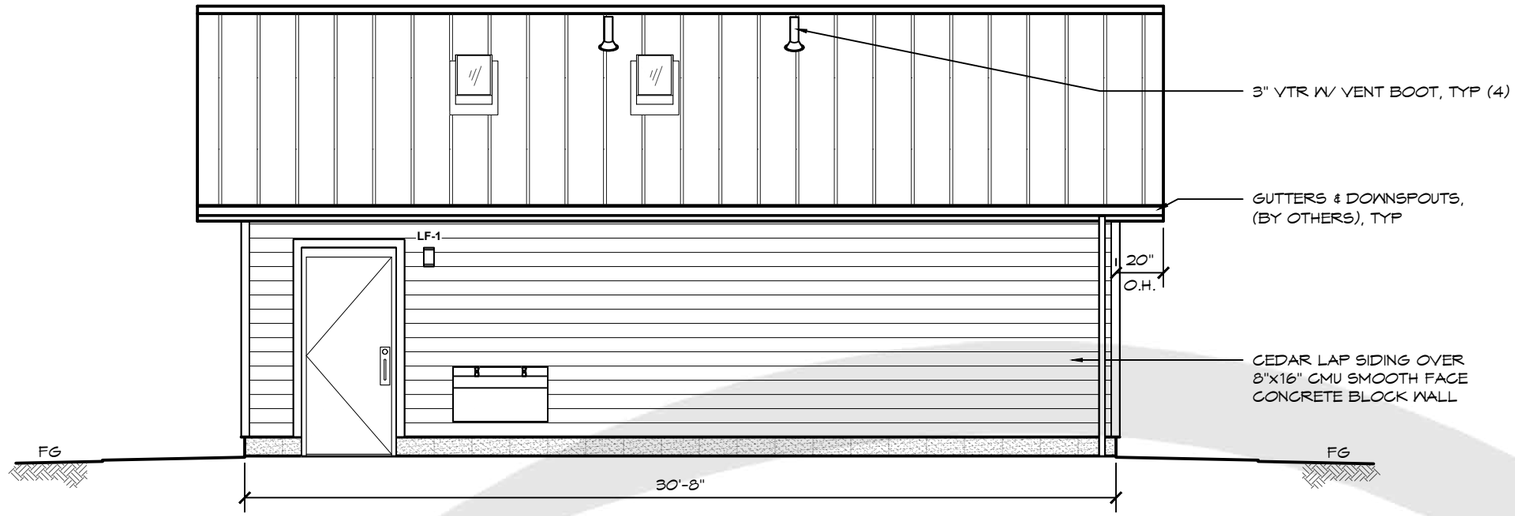
SCALE: 3/16" = 1'-0"



B ELEVATION VIEW

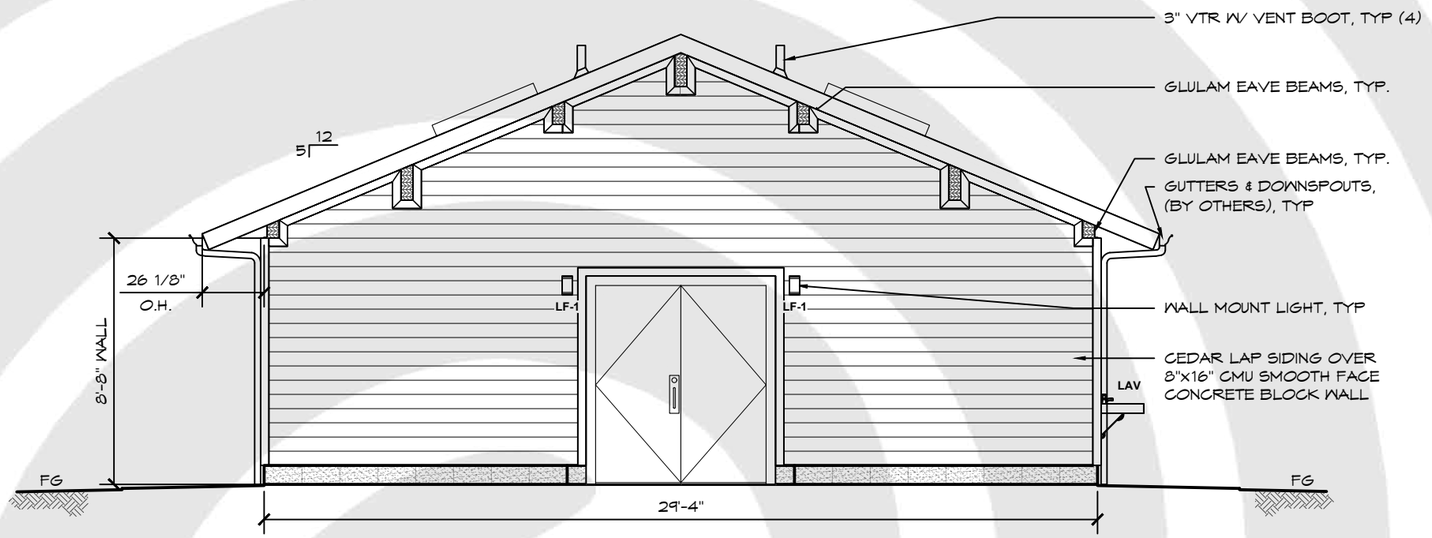
SCALE: 3/16" = 1'-0"

ELEVATIONS



C ELEVATION VIEW

SCALE: 3/16" = 1'-0"



D ELEVATION VIEW

SCALE: 3/16" = 1'-0"

VIEWS



FUTURE COMMUNITY BUILDING



THE WATERFRONT



THE WATERFRONT

RAMSEY, MN 55303

DESIGN DEVELOPMENT SUBMITTAL





01 ILLUSTRATED SITE RENDERING
NTS

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PUBLIC WORKS DIRECTOR
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952.356.6047

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G002	ENLARGEMENT KEY PLAN
G003	EXISTING CONDITIONS PLAN
G004	NOTES, ABBREVIATIONS & SYMBOLS
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City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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p 763.433.9853

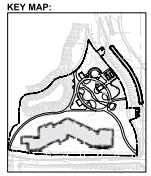
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KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

Registration#

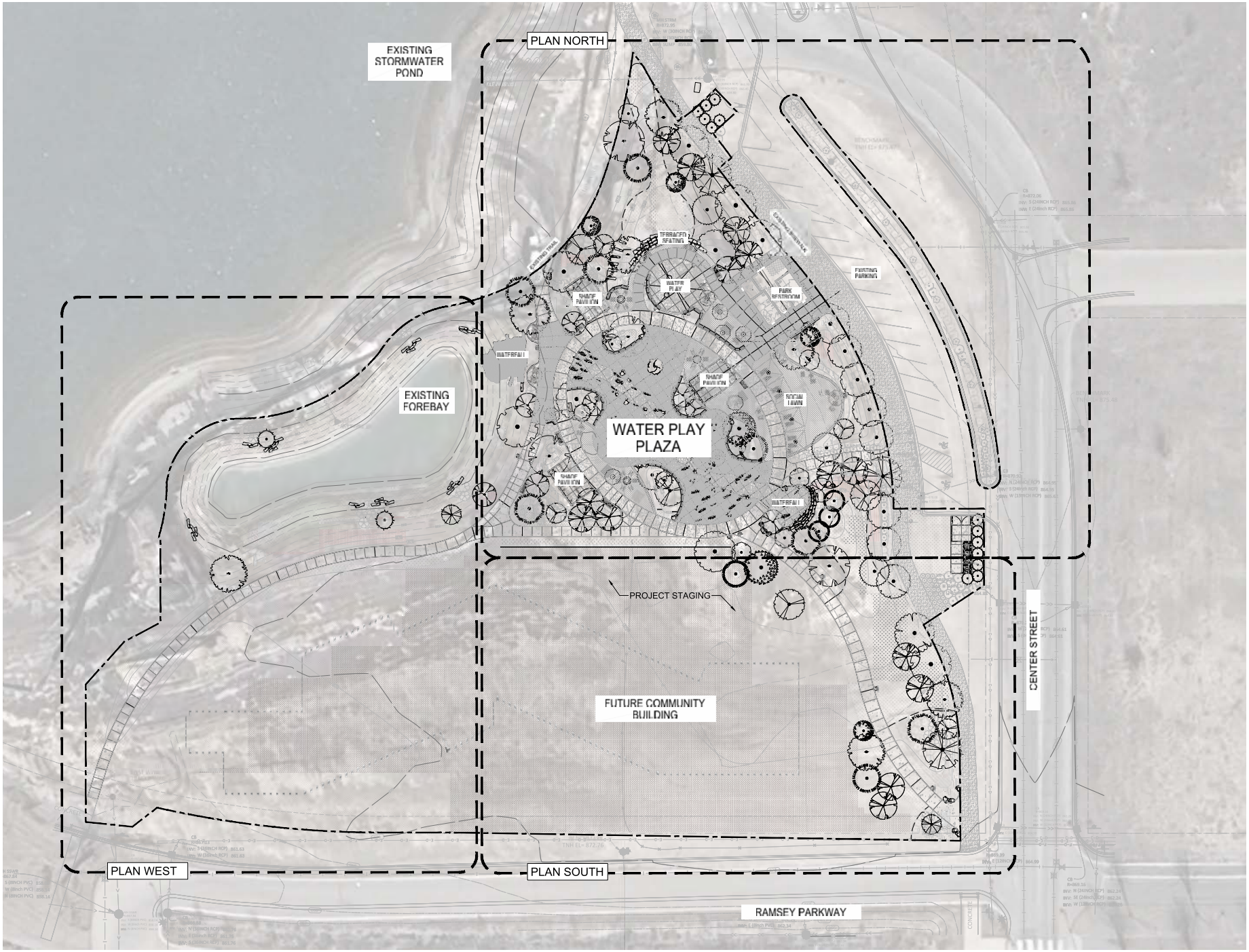
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED DATE

COVER SHEET

G000



SITE ORIENTATION PLAN

SCALE: 1"= 20'

NORTH

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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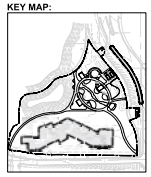
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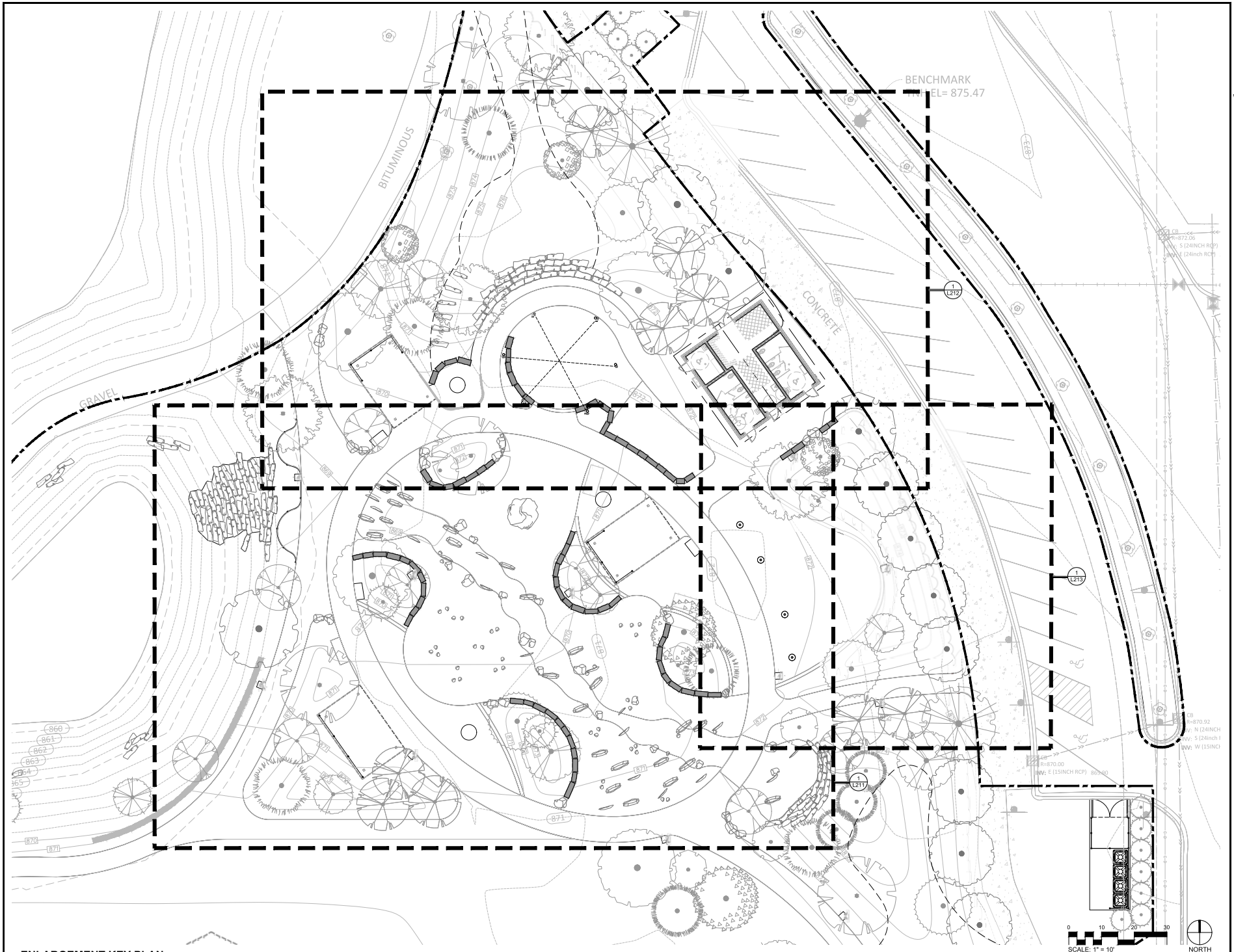
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

SITE ORIENTATION PLAN

G001



ENLARGEMENT KEY PLAN

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

CITY OF RAMSEY = Owner
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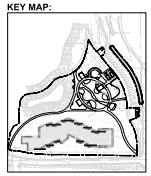
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KEY MAP:



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ISSUED	DATE

ENLARGEMENT KEY PLAN

G002



City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DANIGER FINDER LANDSCAPE ARCHITECTS

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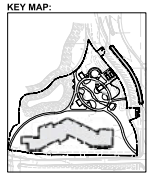
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City of Ramsey Project # 25 - 28

Scale AS NOTED

Drawn - Checked AG/TS - CE

ISSUED	DATE

EXISTING CONDITIONS PLAN

G003

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC AND UTILITY SURVEY:
   - TOPOGRAPHIC SURVEY BY BOLTON & MENK ON 8/13/2025
2. SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

GEOTECHNICAL REPORT

1. THE GEOTECHNICAL REPORTS ARE MADE AVAILABLE FOR INFORMATION ONLY AS SOME RECOMMENDATIONS IN THE REPORT MAY NOT BE RELEVANT OR USED IN THE DOCUMENTS.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL '811' OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK. DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.
13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:
    - FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
    - FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
    - FIRST TYPICAL FORMWORK OF WALLS.
    - TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
    - FIRST TYPICAL CURVED EDGING AND CUTTING.
    - FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT:
   - 2020 MINNESOTA STATE BUILDING CODE
   - RAMSEY CITY CODE
2. REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

COPYRIGHT AND REPRODUCTION

1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLIGIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

SYMBOLS

PROPERTY LINE
SECTION LIMIT
CENTER LINE
STATION POINT
REVISION RECORD
MATCH LINE
PROJECT LIMITS LINE
SECTION REFERENCE
DETAIL CALLOUT
LARGE SCALE PLAN OR ENLARGED DETAIL
LEADER
DIMENSION
DIMENSION (RADIUS, ANGLE, FOCI)
DIMENSION (ARC LENGTH)
ALIGN
KEY NOTE

ABBREVIATIONS

APPROX	APPROXIMATE
AVG	AVERAGE
BLDG	BUILDING
BM	BENCHMARK
BOS	BOTTOM OF STAIR
BOT	BOTTOM
C	CHILLER
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CLL	CONTRACT LIMIT LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CTR	CENTER
DAT	DATUM
DEG	DEGREE
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DIV	DIVISION
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
EQSP	EQUAL SPACING
EQUIV	EQUIVALENT
EX	EXISTING
F	FAHRENHEIT
FC	FOOTCANDLE
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FG	FINISHED GRADE
FOC	FACE OF CURB
FOW	FACE OF WALL
FV	FIELD VERIFY
GALV	GALVANIZED
GDR	GUARDRAIL
H	HIGH
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HH	HAND HOLE
HDR	HANDRAIL
HORIZ	HORIZONTAL
HT	HEIGHT
HV	HIGH VOLTAGE
ID	INSIDE DIMENSION
INV.EL	INVERT ELEVATION
KW	KILOWATT
LDPE	LOW DENSITY POLYETHYLENE
LED	LIGHT EMITTING DIODE
LF	LINEAR FEET
LPT	LOW POINT
LTD	LIMITED
LV	LOW VOLTAGE
LW	LOW WATER
MAX	MAXIMUM
MFR.REC	MANUFACTURER'S RECOMMENDATIONS
MH	MANHOLE
MID	MIDDLE
MIN	MINIMUM
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
PB	PULL BOX
PC	POINT OF CURVE
PCC	PRECAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
pH	ACID/ALKALINE SCALE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PACKAGE
PL	PROPERTY LINE
PLBG	PLUMBING
PRCST	PRECAST
PREFAB	PREFABRICATE
PROV	PROVISIONAL
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RECIRC	RECIRCULATE
RECPT	RECEPTACLE
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RLG	RAILING
ROW	RIGHT OF WAY
S	SOUTH
SALV	SALVAGE
SEG	SEGMENT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SUBSOIL DRAIN
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
SUCT	SUCTION
T	TRANSFORMER
TAN	TANGENT
TBD	TO BE DETERMINED
TB-XX	TEST BORING
TD	TRENCH DRAIN
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TO_	TOP OF _
TOC	TOP OF CURB
TOL	TOLERANCE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TR	TRASH
TS	TOP OF STAIR
TYP	TYPICAL
UGND	UNDERGROUND
UNIF	UNIFORM
UP	UTILITY POLE
UV	ULTRAVIOLET
VAR	VARIES
VERT	VERTICAL
VRFY	VERIFY
W	WEST
W/	WITH
W/O	WITHOUT
WL	WATERLINE
WLD	WELDED
WT.EL	WATER ELEVATION
XFMR	TRANSFORMER
YR	YEAR
@	AT
&	AND
- / +	DIMENSION TOLERANCE
IJ	ISOLATION JOINT
HW	HIGH WATER
NP	NORMAL POOL
GB	GRADE BREAK

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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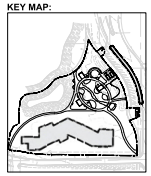
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p 612.332.7522

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Contact: Nick Adam
nadam@rehder.com
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Electrical Engineer (Site) = E
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AQUATIC DESIGN SOLUTIONS LLC.
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p 952.356.8947

KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

Registration#

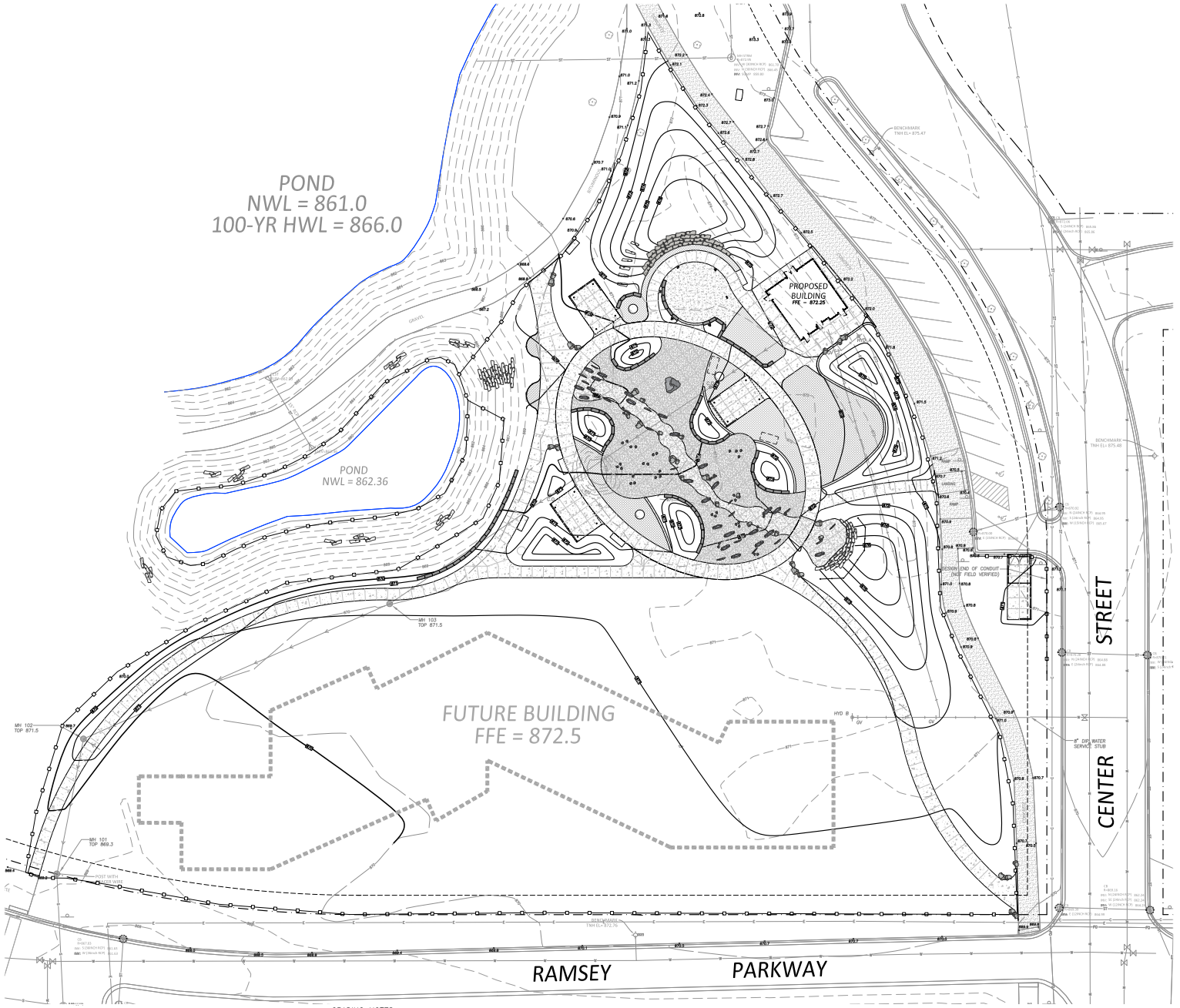
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

NOTES, ABBREVIATIONS & SYMBOLS

G004



CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
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3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

SITE SUMMARY

DISTURBED AREA = 2.9 ACRES
PROPSOED IMPERVIOUS AREA = 0.52 ACRES

LEGEND

- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- SANITARY SEWER (INSTALLED FALL 2025)
- WATERMAIN (INSTALLED FALL 2025)

N

0 10 20 40 60
Scale in Feet

GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – See Landscape Plans for concrete pavement/curb sections and surfacing type.
4 – See Landscape Plans for synthetic turf section.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
7 – Spring/summer temporary turf establishment: seed shall be MNDOT Mixture 21–111 @ 100 lbs/acre and mulch shall be MNDOT Type 1. Winter temporary turf establishment: seed shall be MNDOT Mixture 21–112 @ 100 lbs/acre and mulch shall be MNDOT Type 1.

Boundary & Topographical information was provided by the Bolton & Menk, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Rikenbod
mrikenbod@cityoframsey.com
p 763.433.9853

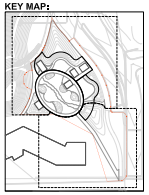
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Aquatic Consultant (Site) = AT
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Jody Dahms
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p 952.288.8247

KEY MAP:



100% DESIGN DEVELOPMENT SET

October 17, 2025

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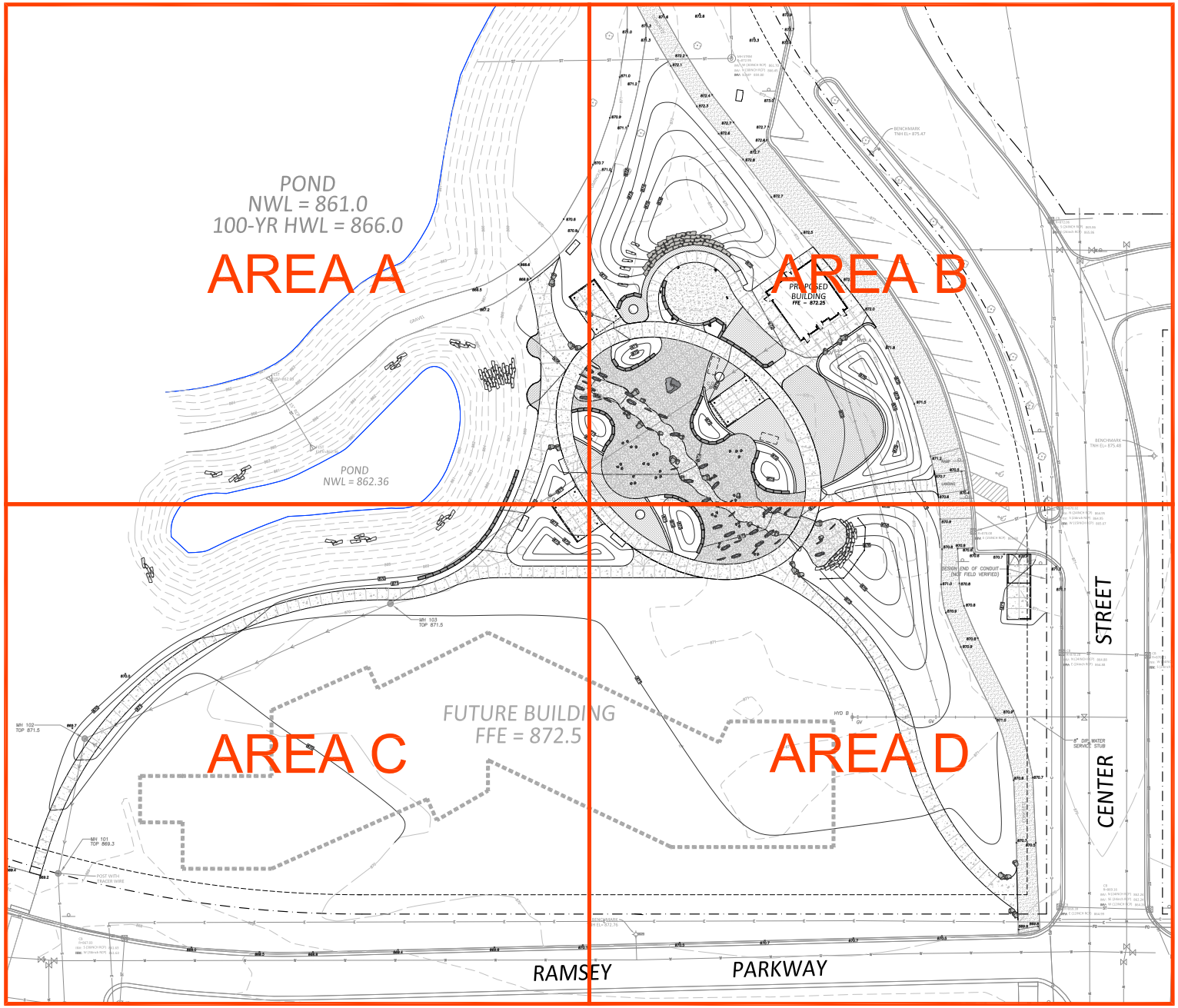
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked

ISSUED	DATE

OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN

C100



CODE COMPLIANCE:

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- SILT FENCE
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N

0 10 20 40 60
Scale in Feet

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City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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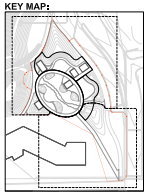
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Drawn - Checked

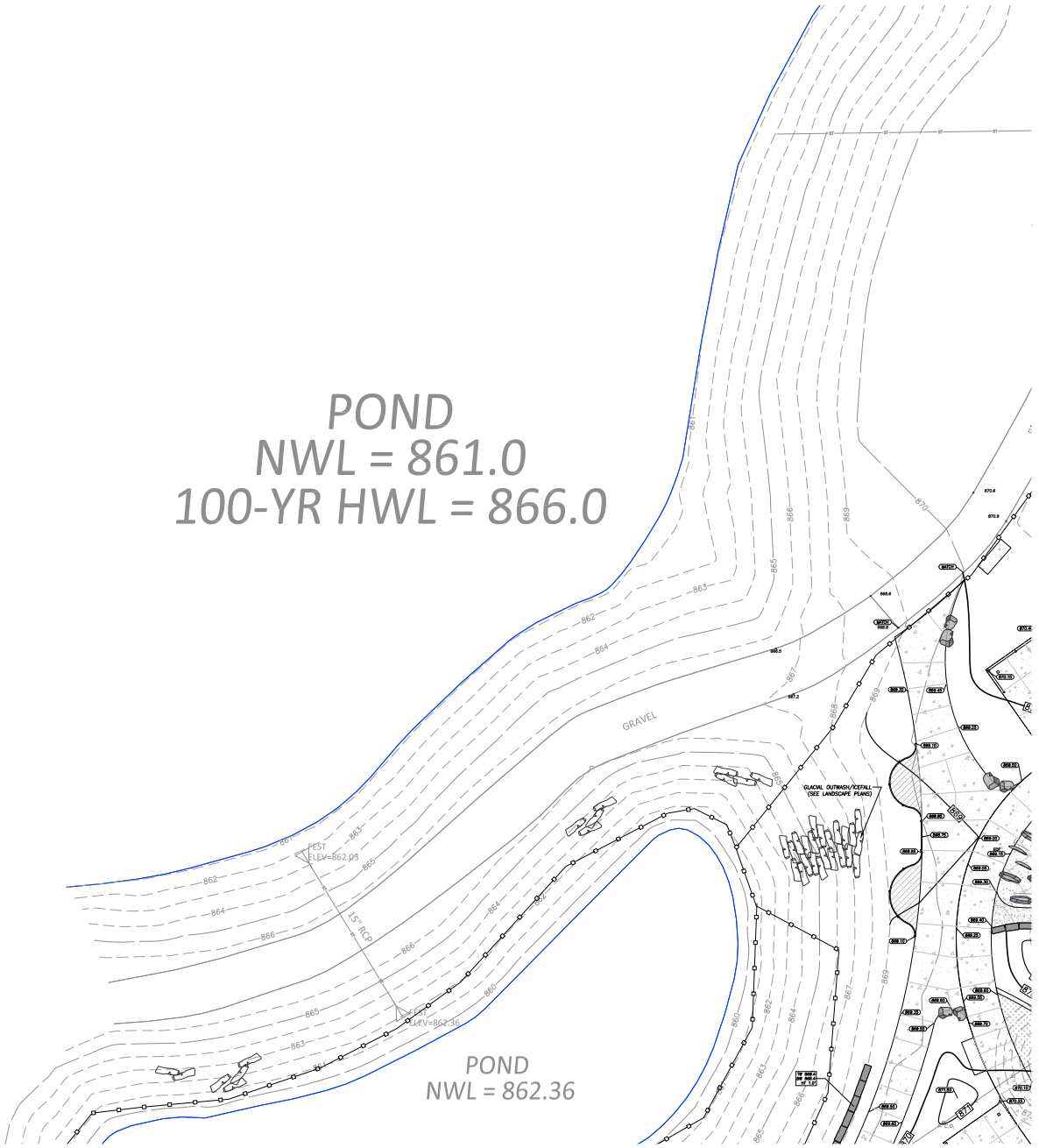
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ENLARGEMENT KEY PLAN

C101

CODE COMPLIANCE:

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N

0 5 10 20 30
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City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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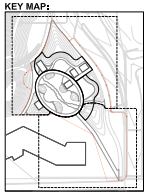
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KEY MAP:



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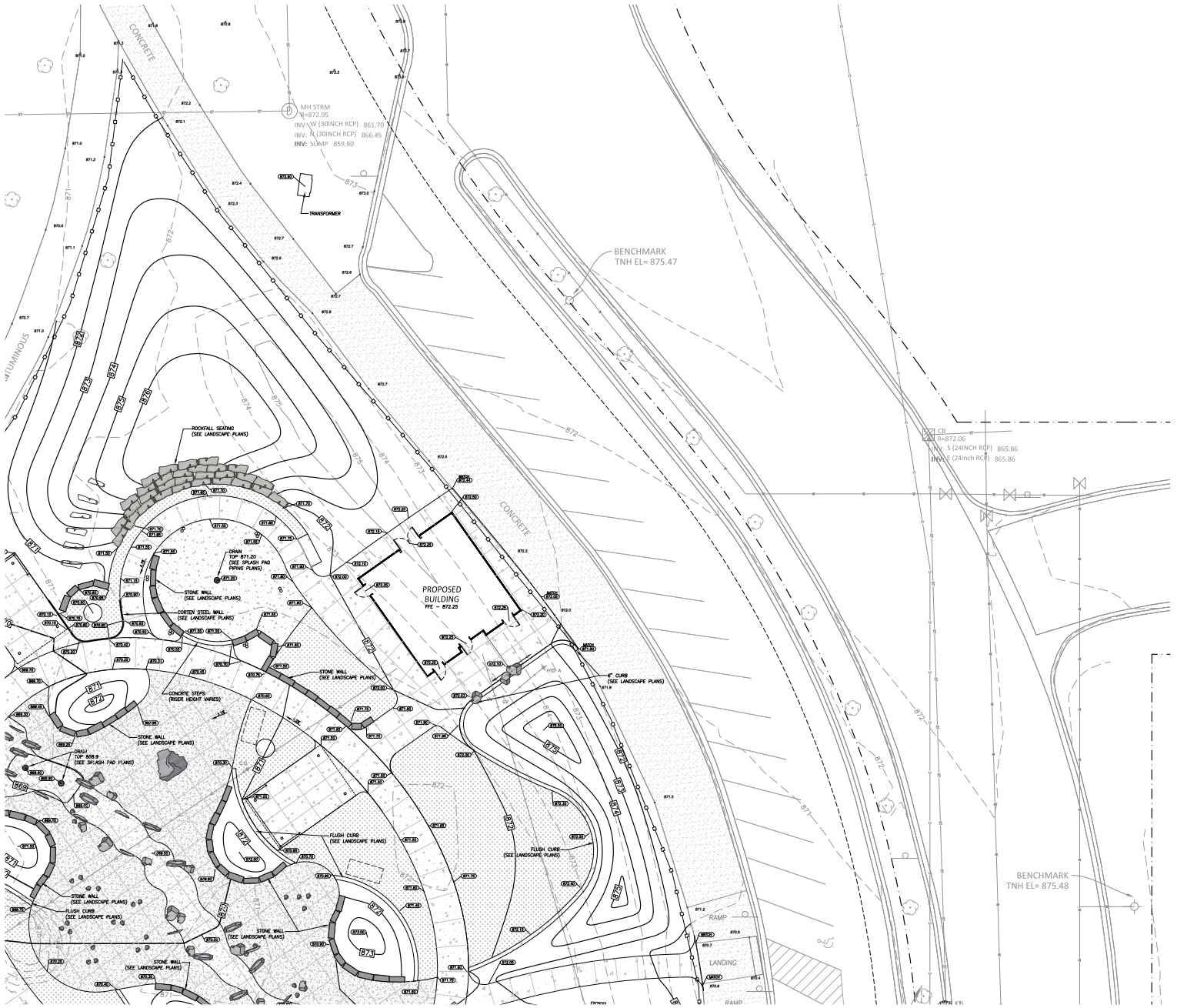
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AREA A ENLARGEMENT PLAN

C102



CODE COMPLIANCE:

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N

0 5 10 20 30

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City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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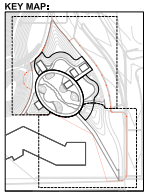
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KEY MAP:



100% DESIGN DEVELOPMENT SET

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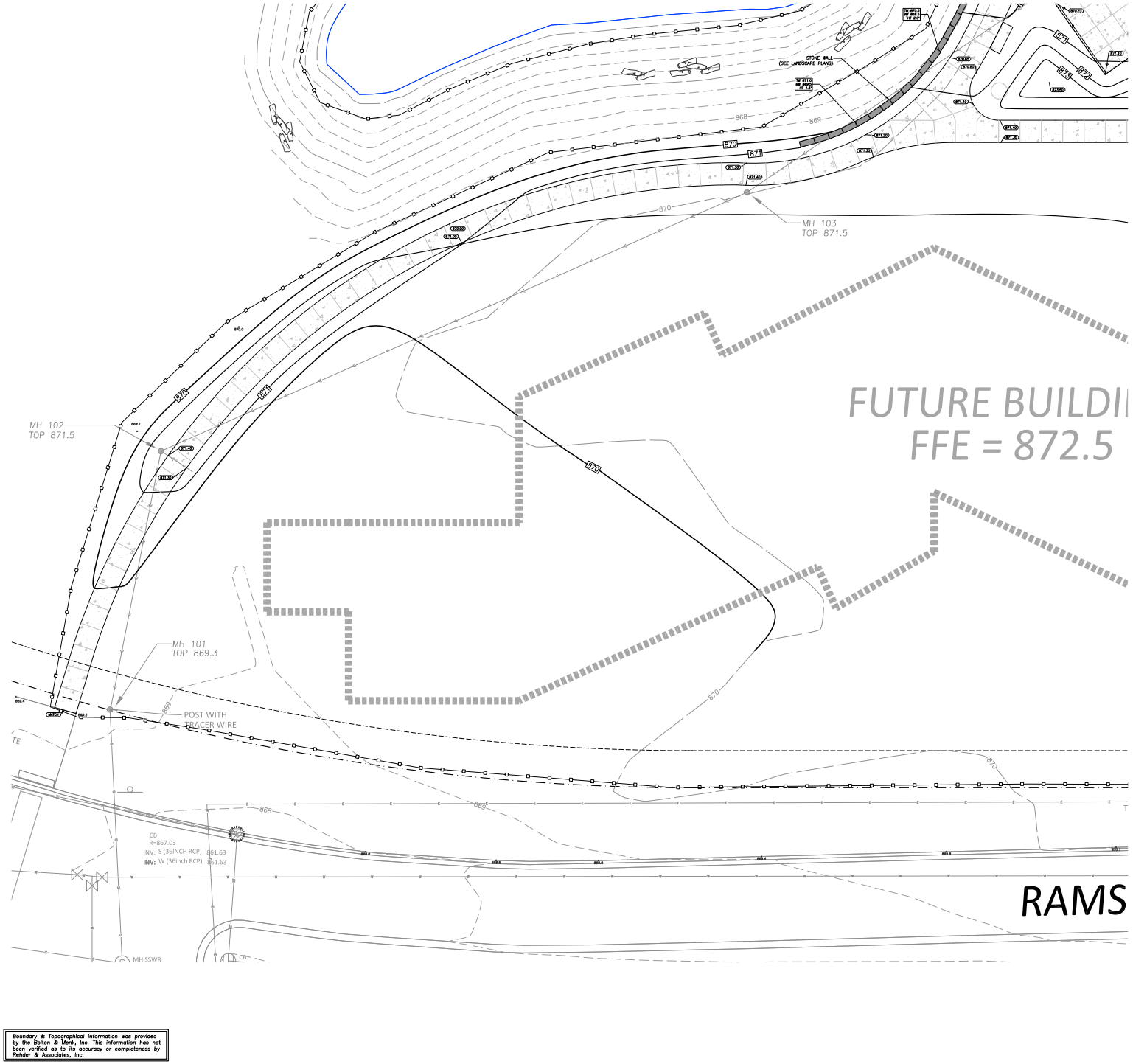
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ISSUED	DATE

AREA B
ENLARGEMENT
PLAN

C103



CODE COMPLIANCE:

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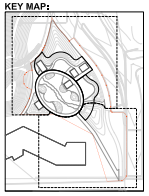
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Contact Jody Dahms
jody.dahms@aquaticdesignsolutionsllc.com
p 952.288.6047

KEY MAP:



100% DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Name

Registration#

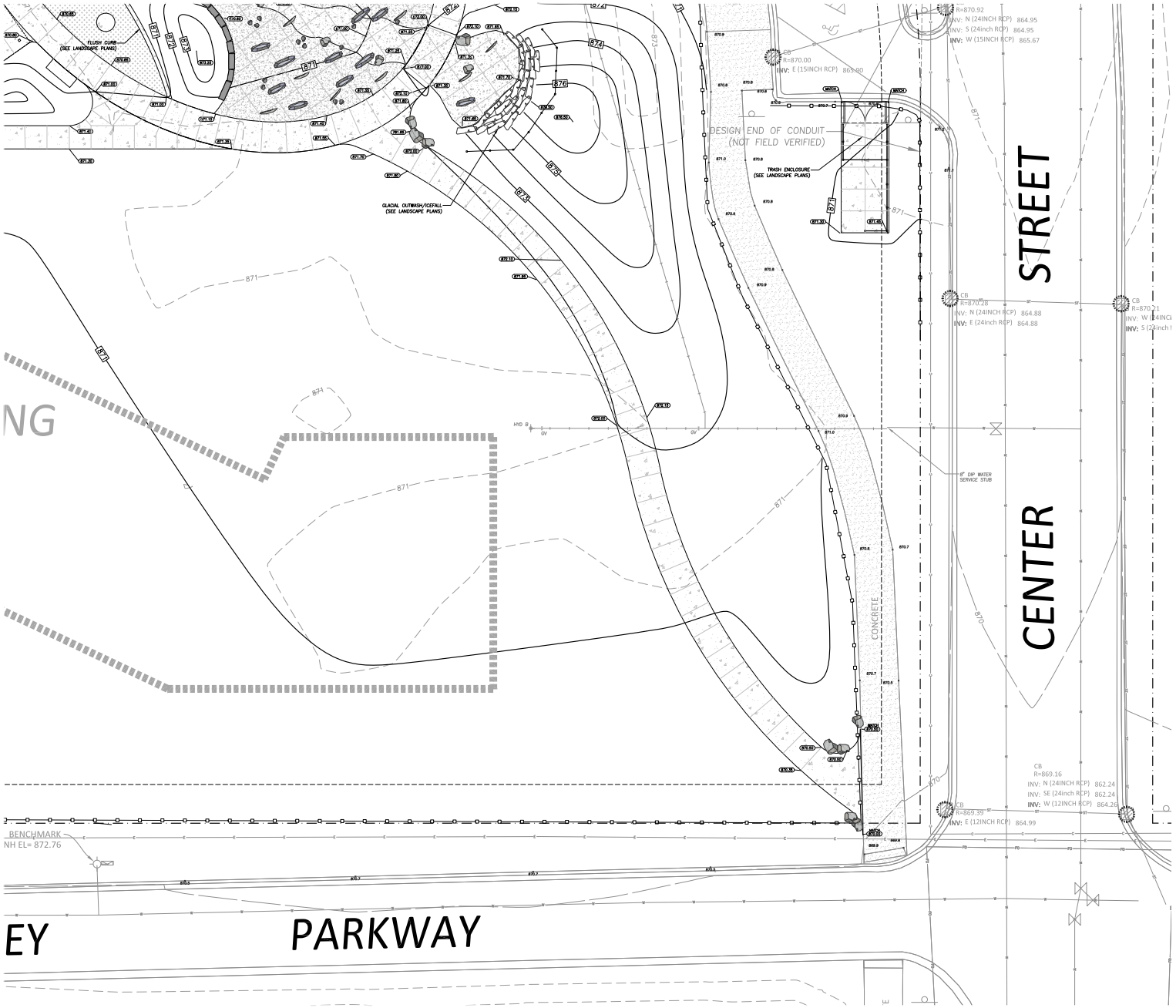
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked

ISSUED	DATE

AREA C ENLARGEMENT PLAN

C104



CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

LEGEND

- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- SANITARY SEWER (INSTALLED FALL 2025)
- WATERMAIN (INSTALLED FALL 2025)

N

0 5 10 20 30
Scale in Feet

Boundary & Topographical information was provided by the Bolton & Menk, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Rikenbod
mrikenbod@cityoframsey.com
p 763.433.9853

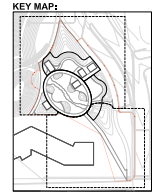
Landscape Architecture = L
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p 612.332.7522

Civil Engineer (Site) = C
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Contact: Nick Adam
nadam@rehder.com
p 651.452.5050

Electrical Engineer (Site) = E
NELSON-RUDIE & ASSOCIATES, INC.
Contact: Jeffrey Pfahl
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Aquatic Consultant (Site) = AT
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Jody Dahms
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City of Ramsey Project # 25 - 28

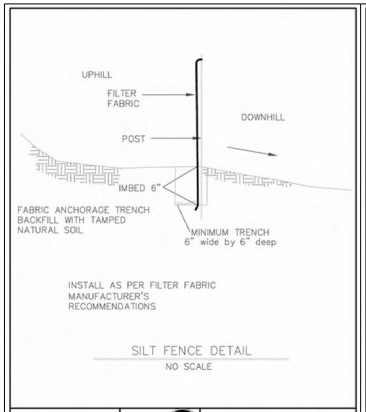
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AREA D ENLARGEMENT PLAN

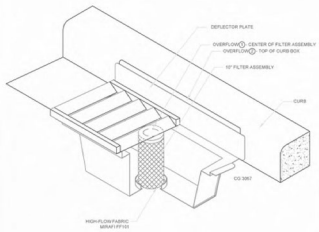
C105



SILT FENCE DETAIL

NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SILT FENCE
	CITY PLATE No.	ERO–1

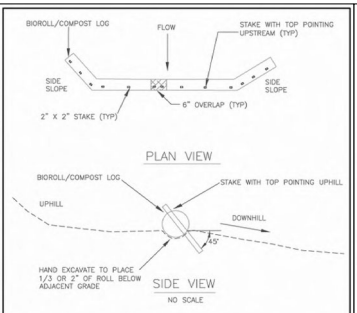


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

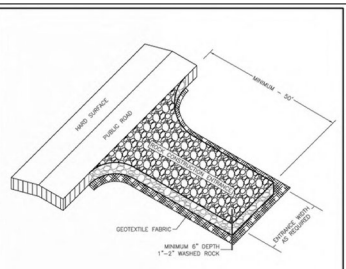
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	INLET PROTECTION
	CITY PLATE No.	ERO–2



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:		STANDARD DETAILS:
3 – 2016	City of RAMSEY	BIO ROLL (COMPOST LOG)
	CITY PLATE No.	ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
	CITY PLATE No.	ERO–5

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED:		STANDARD DETAILS:
7 – 2019	City of RAMSEY	TOPSOIL REQUIREMENTS
	CITY PLATE No.	ERO–6

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Thienhaus
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p 763.433.9853

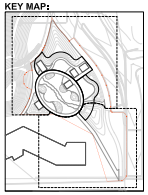
Landscape Architecture = L
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Civil Engineer (Site) = C
REHDER & ASSOCIATES, INC.
Contact: Nick Adam
nadam@rehder.com
p 651.452.5051

Electrical Engineer (Site) = E
NELSON-RUDIE & ASSOCIATES, INC.
Contact: Jeffrey Pfahl
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Aquatic Consultant (Site) = AT
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Contact: Jody Dahms
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p 952.288.8247

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City of Ramsey Project # 25 - 28

Scale AS NOTED

Drawn - Checked

ISSUED	DATE

DETAILS

C200

EXISTING CONDITIONS & SITE REMOVAL NOTES

SITE SPECIFIC NOTES

1. **[LIST GENERAL INFORMATION REGARDING PRE-CONSTRUCTION REQUIREMENTS...PERMITTING, TREE REMOVAL, SPECIAL COORDINATION, ETC.]**

SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

1. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
2. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
3. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
4. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
5. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
6. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
7. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
8. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
9. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
11. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
12. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
13. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
14. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
15. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
16. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
17. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
18. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. [FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 19-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.]
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
13. [TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.] [DO NOT WRAP TREES.]
14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 3" DEEP FINELY SHREDDED MULCH] IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY .
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
6. NO SOD NETTING ALLOWED ON SITE.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
5. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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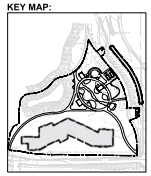
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KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

Registration#

10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

LANDSCAPE NOTES

L001

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	SPEC #	MATERIAL PROFILE / ASSEMBLY	MANUFACTURER	PRODUCT / MODEL	COLOR / FINISH	COMMENTS	TONS
AMENITY										
AM-05A	AMENITY TYPE 05A - 18' HT. WOOD POST 01	6	4/L510	32 33 00 - SITE FURNISHINGS	18' HT. PRESSURE TREATED 9" BUTT TAPERED WOOD POST, OVER 6" CLEAN STONE, OVER COMPACTED SUBGRADE	AMERICAN POLE AND TIMBER, OR APPROVED EQUAL		0.60 PCF MIN. FOR GROUND CONTACT, SANDED	DIRECT BURY 48 INCHES MIN.	
AM-05B	AMENITY TYPE 05B - 12' HT. WOOD POST 02	5	4/L510	32 33 00 - SITE FURNISHINGS	12' HT. PRESSURE TREATED 4" TOP TAPERED WOOD POST, OVER 6" CLEAN STONE, OVER COMPACTED SUBGRADE	AMERICAN POLE AND TIMBER, OR APPROVED EQUAL		0.60 PCF MIN. FOR GROUND CONTACT, SANDED	DIRECT BURY 42 INCHES MIN.	
AM-05C	AMENITY TYPE 05C - 10' HT. WOOD POST 03	4	4/L510	32 33 00 - SITE FURNISHINGS	10' HT. PRESSURE TREATED 4" TOP TAPERED WOOD POST, OVER 6" CLEAN STONE, OVER COMPACTED SUBGRADE	AMERICAN POLE AND TIMBER, OR APPROVED EQUAL		0.60 PCF MIN. FOR GROUND CONTACT, SANDED	DIRECT BURY 42 INCHES MIN.	
CURB										
CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB	244 LF	5/L500	03 30 00 - CAST-IN-PLACE CONCRETE	12" W X 8" D REINFORCED FLUSH CONCRETE CURB OVER COMPACTED CLASS V AGGREGATE BASE AND COMPACTED SUBGRADE			STANDARD GRAY CONCRETE, MEDIUM BROOM FINISH		
EDGING										
ED-01	EDGER TYPE 01 - STEEL EDGER	440 LF	8/L500	32 93 00 - PLANTS	3/16" BLACK STEEL EDGING STAKED IN PLACE		3/16" THICKNESS X 4" DEEP	BLACK		
FENCE & GUARDRAIL										
FE-01	FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.	33 LF	7/L530	32 31 19 - DECORATIVE METAL FENCES AND GATES	4' TALL FENCE WITH HORIZONTAL ALUMINUM SLATS PROVIDING PRIVACY SCREEN FENCE WITH ALUMINUM POSTS SURFACE MOUNTED TO CONC. SLAB OR FOOTING	SLEEKFENCE OR APPROVED EQUAL		BLACK		
FE-02	FENCE TYPE 02 - SCREEN FENCE - 6 FOOT HGT.	55 LF	6/L530	32 31 19 - DECORATIVE METAL FENCES AND GATES	6' TALL ALUMINUM SLAT SCREEN FENCE WITH ALUMINUM POSTS SURFACE MOUNTED TO CONC. SLAB OR FOOTING	SLEEKFENCE OR APPROVED EQUAL		BLACK		
FE-03	FENCE TYPE 03 - SOLID FENCE - 6 FOOT HGT.	64 LF	8/L530	32 31 19 - DECORATIVE METAL	6' HGT. SCREEN FENCE, WITH SWING GATE	SLEEKFENCE OR APPROVED EQUAL		BLACK		
FE-04	FENCE TYPE 04 - GUARDRAIL	61 LF	5/L530	05 50 01 - LANDSCAPE METAL FABRICATIONS	STEEL GUARDRAIL WITH WIRE MESH INFILL PANELS			CHARCOAL (TO MATCH PAVILIONS) POWDERCOAT FINISH		
PAVING										
P-01A	PAVING TYPE 01A - 6" CONCRETE PAVING	99.9 CY	2/L500	32 13 13 - CONCRETE PAVING	5" REINFORCED CONCRETE PAVEMENT OVER 6" OF COMPACTED AGGREGATE BASE, OVER COMPACTED SUBGRADE			STANDARD GRAY CONCRETE, LIGHT BROOM FINISH, SAW CUT JOINTS	CONSTRUCT 1 MOCKUP FOR REVIEW, APPROVAL, AND TO SERVE AS A QUALITY CONTROL BENCHMARK	
P-01B	PAVING TYPE 01B - 5" CONCRETE PAVING	56.0 CY	3/L500	32 13 13 CONCRETE PAVING	5" REINFORCED DECORATIVE CONCRETE WITH #4 FIBERGLASS REBAR 18" O.C. EA. WAY, OVER 6" OF CONSTRUCTION SAND, OVER 6" COMPACTED AGGREGATE BASE, OVER COMPACTED SUBGRADE			STANDARD GRAY CONCRETE, LIGHT BROOM FINISH, SAW CUT JOINTS	CONSTRUCT 1 MOCKUP FOR REVIEW, APPROVAL, AND TO SERVE AS A QUALITY CONTROL BENCHMARK	
P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING	5,110 SF	4/L500	32 13 16 - DECORATIVE CONCRETE PAVING	6" REINFORCED DECORATIVE CONCRETE WITH #4 FIBERGLASS REBAR 18" O.C. EA. WAY, OVER 6" OF CONSTRUCTION SAND, OVER 6" COMPACTED AGGREGATE BASE, OVER COMPACTED SUBGRADE			INTEGRAL COLOR - GRAY COLOR FAMILY , TOPCAST #03 FINISH, SAW CUT JOINTS	CONSTRUCT 1 TO 3 MOCKUPS FOR REVIEW, APPROVAL, AND TO SERVE AS A QUALITY CONTROL BENCHMARK	
P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING	993 SF	4/L500	32 13 16 - DECORATIVE CONCRETE PAVING	6" REINFORCED DECORATIVE CONCRETE WITH #4 FIBERGLASS REBAR 18" O.C. EA. WAY, OVER 6" OF CONSTRUCTION SAND, OVER 6" COMPACTED AGGREGATE BASE, OVER COMPACTED SUBGRADE			INTEGRAL COLOR - GRAY COLOR FAMILY , TOPCAST #05 FINISH, WITH SURFACE BROADCASTED 1/8" GLOW STONES, SAW CUT JOINTS	CONSTRUCT 1 TO 3 MOCKUPS FOR REVIEW, APPROVAL, AND TO SERVE AS A QUALITY CONTROL BENCHMARK	
P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING	1,663 SF	4/L500	32 13 16 - DECORATIVE CONCRETE PAVING	6" REINFORCED DECORATIVE CONCRETE WITH #4 FIBERGLASS REBAR 18" O.C. EA. WAY, OVER 6" OF CONSTRUCTION SAND, OVER 6" COMPACTED AGGREGATE BASE, OVER COMPACTED SUBGRADE			INTEGRAL COLOR - BLACK COLOR FAMILY, TOPCAST #03 FINISH, SAW CUT JOINTS	CONSTRUCT 1 TO 3 MOCKUPS FOR REVIEW, APPROVAL, AND TO SERVE AS A QUALITY CONTROL BENCHMARK	
P-05	PAVING TYPE 05 - DECORATIVE CONCRETE PAVING	84.3 CY		32 13 16 - DECORATIVE CONCRETE PAVING	6" REINFORCED DECORATIVE CONCRETE WITH #4 FIBERGLASS REBAR 18" O.C. EA. WAY, OVER 6" OF CONSTRUCTION SAND, OVER 6" COMPACTED AGGREGATE BASE, OVER COMPACTED SUBGRADE			INTEGRAL COLOR - GRAY COLOR FAMILY , TOPCAST #05 FINISH, SAW CUT JOINTS	CONSTRUCT 1 TO 3 MOCKUPS FOR REVIEW, APPROVAL, AND TO SERVE AS A QUALITY CONTROL BENCHMARK	
P-07	PAVING TYPE 07 - SYNTHETIC TURF	4,196 SF	6/L500	32 18 13 - SYNTHETIC GRASS SURFACING	SYNTHETIC TURF, OVER 4" THICK 3/4" MINUS STONE SUBBASE	FOREVER LAWN, SYNLAWN OR APPROVED EQUAL				
P-08	PAVING TYPE 08 - SHOTCRETE	541 SF		32 13 13 - CONCRETE	2" SHOTCRETE LAYER AT FOREBAY WATERFALL OUTFALL SURROUNDING STONE			STANDARD GRAY		
ROCK										
RO-01	ROCK TYPE 01 - STONE SEAT WALL	78	1/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE IRREGULAR BOULDERS, 2`-4`L X 16"-18" W X 1.5`-2` H	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		30.86
RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"	121	2/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE IRREGULAR BOULDERS, 4`-5` L X 1`-2` W X 8"-1.5` H	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		20.20
RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"	24	3/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE ELONGATED BOULDERS 3`-4` L X 1`-1.5` W X 1.5`-2` H	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		15.15
RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"	44	4/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE IRREGULAR SMALL BOULDERS, 8"-1` DIA. 1.5`H MAX	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		1.45
RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"	18	5/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE EXTRA ELONGATED BOULDERS OVER NATURAL FLAGSTONE 3`-4`L X 6"-1.5` W X 8"-1` H	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		3.89
RO-06	ROCK TYPE 06 - STONE @ "ERRATIC FIELD"	1	6/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE MASSIVE BOULDER, 8` DIA. 3`H MAX	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		12.38
RO-07	ROCK TYPE 07 - STONE @ "MEANDER"	41	7/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE LARGE BOULDER, 2`-3` DIA. 2.5` H MAX	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		12.96
RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"	30	8/L511	32 40 10 - STONE LANDSCAPING STRUCTURES	VIRGINIA SLATE IRREGULAR BOULDERS, 4`-5` L X 2` W MIN.` X 2`-2.5` H	NORTHERN MN NATURAL STONE		DARK GRAYS, WITH STREAKS OF OCHRE		50.11
STAIRS										
ST-01	STAIR TYPE 01 - CONCRETE STAIR	27 LF	9/L500	32 13 13 - CONCRETE PAVING	12" TREAD X 6" RISERS, FIBER REINFORCED DECORATIVE CONCRETE		STANDARD GRAY	INTEGRAL COLOR - GRAY COLOR FAMILY, TOPCAST #05 FINISH, WITHSURFACE BROADCSTED 1/8" GLOW STONES, SAW CUT JOINTS		
WALL										
WL-01	WALL TYPE 01 - STEEL RETAINING WALL	25 LF	3/L510	05 50 01 - LANDSCAPE METAL	WEATHERING STEEL RETAINING WALL		1/2" THICKNESS	1/2" WEATHERING STEEL		

LIGHTING SCHEDULE

CODE	DESCRIPTION	QTY	SPEC #	MATERIAL PROFILE / ASSEMBLY	MANUFACTURER	PRODUCT / MODEL	COLOR / FINISH	COMMENTS
LT-01	LIGHT TYPE 01 - POST TOP LUMINAIRE AND POLE	13	26 51 00 - LIGHTING	SEE ELECTRICAL PLAN	SEE ELECTRICAL	SEE ELECTRICAL	SEE ELECTRICAL	
LT-02	LIGHT TYPE 02 - CATENARY LIGHTING	103 LF	26 51 00 - LIGHTING	SEE ELECTRICAL PLAN	SEE ELECTRICAL	SEE ELECTRICAL	SEE ELECTRICAL	

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DANNEN FISCHER LANDSCAPE ARCHITECTS

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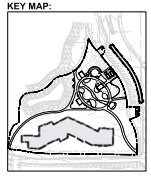
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KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

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Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

MATERIALS SCHEDULE

L005

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL	SPEC #	MATERIAL PROFILE / ASSEMBLY	MANUFACTURER	PRODUCT / MODEL	COLOR / FINISH	COMMENTS
AMENITY									
AM-01	AMENITY TYPE 01 - PAVILION - 16' X 24'	3	1/L530	05 50 01 - LANDSCAPE METAL FABRICATION	STEEL FRAME SHADE PAVILION WITH STANDING SEAM METAL ROOF OVER TONGUE & GROVE WOOD CATHEDRAL CEILING	POLIGON	REK 16X24	BLACK STEEL FRAMING GRAY ROOFING CLEAR COAT WOOD	12/12 ROOF PITCH
AM-02	AMENITY TYPE 02 - PARK SUPPORT BUILDING / BATHROOM		1/L550	03 30 00 - CAST-IN-PLACE CONCRETE	RESTROOM AND SUPPLY BUILDING	ROMTEC	SEMI-CUSTOM STRUCTURE	CEDAR LAP SIDING OVER	OFOI
AM-03	AMENITY TYPE 03 - BRIDGE	15 LF	3/L530	03 55 00 - PRECAST ARCHITECTURAL SITE CONCRETE	PRECAST CONCRETE BRIDGE OVER GRADE BEAM OVER COMPACTED SUBASE, OVER COMPACTED SUBGRADE	STONEWORKS, OR APPROVED EQUAL		TO BE SELECTED	
AM-04	AMENITY TYPE 04 - CIRCULAR GAS FIRE TABLE	3	4/L530	10 32 00 - MANUFACTURED OUTDOOR FIRE FEATURE INSERTS	PRECAST CONCRETE FIRE FEATURE OVER CONCRETE SUBSLAB, SURFACE MOUNTED.	QCP CORP.	MODEL: SHEAR, PRODUCT: QR-SHRFFLC WITH COVER	PRECAST CONCRETE COLOR: MISSION WHITE, TEXTURE: SMOOTH, INFILL: ROLLED LAVA ROCK	TIMER AND EMERGENCY STOP PROVIDED BY VENDOR
AM-06	AMENITY TYPE 06 - 16' SQUARE UMBRELLA	4	1/L530	32 33 20 - SITE SHADE UMBRELLAS	16'X16' MARINE GRADE UMBRELLA	CANVAS CRAFT	TBD	TBD	OFOI
AM-07	AMENITY TYPE 07- 10' HEXAGONAL UMBRELLA	11	2/L530	32 33 20 - SITE SHADE UMBRELLAS	10' TABLE UMBRELLA	CANVAS CRAFT	TBD	TBD	OFOI
SITE FURNITURE									
SF-01A	SITE FURNISHING TYPE 01A - BIKE RACK	10	1/L520	32 33 00 - SITE FURNISHINGS	SURFACE MOUNTED BIKE RACK	MAGLIN	2300 SERIES ICONIC BIKE RACK	STEEL, GUNMETAL FINISH	OFOI
SF-01B	SITE FURNISHING TYPE 01B - WALL MOUNT BIKE RACK	10	11/L520	32 33 00 - SITE FURNISHINGS	WALL MOUNT STAINLESS STEEL BIKE RACK	DERO	ULTA SPACE SAVER SINGLE	GUNMETAL POWDERCOAT	OFOI
SF-02	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	9	2/L520	32 33 00 - SITE FURNISHINGS	36 GALLON SINGLE STREAM TRASH AND RECEPTACLE WITH RAIN HOOD	FORMS & SURFACES	SLTNO-136C	FSC 100% CUMARU HARDWOOD BODY/DOOR	OFOI
SF-03	SITE FURNISHING TYPE 03 - ADIRONDACK CHAIR	56	3/L520	32 33 00 - SITE FURNISHINGS	TALL ADIRONDACK CHAIR (FLAT), 30 IN W X 37" L X 15.5" SEAT HEIGHT, HDPE, 53 LBS.	LOLL	LL-AD-4SFT-LG	LEAF GREEN	OFOI
SF-04	SITE FURNISHING TYPE 04 - CHAISE LOUNGE	8	4/L520	32 33 00 - SITE FURNISHINGS	62IN L X 41.3" H, LASER CUT AND FORMED STEEL FRAME, THERMALLY MODIFIED ASH WOOD SEAT	MAGLIN	720 SERIES CHAISE LOUNGE	GUNMETAL FRAME, THERMALLY MODIFIED ASH WOOD SLATS	OFOI
SF-05	SITE FURNISHING TYPE 05 - CAFE TABLE	7	5/L520	32 33 00 - SITE FURNISHINGS	30.18IN H X 36IN D, STEEL PLATE BASE, STEEL TUBE POST AND OUTER RING, THERMALLY MODIFIED ASH WOOD TABLE TOP, FREESTANDING	MAGLIN	1700 SERIES FORO ROUND TABLE	GUNMETAL FRAME, THERMALLY MODIFIED ASH WOOD SLATS	OFOI
SF-06A	SITE FURNISHING TYPE 06A - CAFE CHAIR - ARMLESS	14	7/L520	32 33 00 - SITE FURNISHINGS	36" H X 19.6" W STEEL FRAME, LASER FORMED STEEL SEAT WITH ALUMINUM BACK CASTING, LASER DESIGN 2 (LINES), FREESTANDING	MAGLIN	1700 SERIES FORO STANDARD CHAIR, ARMLESS	GUNMETAL	OFOI
SF-06B	SITE FURNISHING TYPE 06B - CAFE CHAIR - WITH ARMS	14	6/L520	32 33 00 - SITE FURNISHINGS	36" H X 19.6" W STEEL FRAME, LASER FORMED STEEL SEAT WITH ALUMINUM BACK CASTING, LASER DESIGN 2 (LINES), WITH ARMS, FREESTANDING	MAGLIN	1700 SERIES FORO STANDARD CHAIR, WITH ARMS	GUNMETAL	OFOI
SF-07	SITE FURNISHING TYPE 07 - BACKED BENCH	5	8/L520	32 33 00 - SITE FURNISHINGS	70" L X 33.3" H, CAST ALUMINUM ENDS, THERMALLY MODIFIED ASH WOOD SEAT AND BACK, TWO END ARMS, SURFACE MOUNT, SKATE DETERRENT	MAGLIN	MBE-2300-00057: 2300 ICONIC BACKED BENCH, SIDE ARMS, 70IN L, THERMAL ASH WOOD, SKATE DETERRENT	GUNMETAL FRAME, THERMALLY MODIFIED ASH SEAT AND BACK SLATS	OFOI
SF-08	SITE FURNISHING TYPE 08 - PICNIC TABLE	10	9/L520	32 33 00 - SITE FURNISHINGS	200 SERIES - 210 CLUSTER SEATING, 70" L X 30" H X 66" W, STRUCTURAL I-BEAM FRAME, THERMALLY MODIFIED ASH WOOD TABLE TOP, FREESTANDING	MAGLIN	MTB-0210-00064	GUNMETAL FRAME, THERMALLY MODIFIED ASH WOOD TABLE TOP	OFOI
SF-09	SITE FURNISHING TYPE 09 - COUNTER TABLE	6	10/L520	32 33 00 - SITE FURNISHINGS	COUNTER HEIGHT TABLE- AVIVO BAR TABLE, 30X90", FSC	FORMS + SURFACES	STAVO-B3090W	FSC 100% CUMARU - THREE 30X30" INSETS	OFOI
SF-10	SITE FURNISHING TYPE 10 - HAMMOCK POST	8	5/L510	32 33 00 - SITE FURNISHINGS	WEATHERING STEEL HAMMOCK POST	TBD	VARYING LENGTHS AND INSTALLATION ANGE	WEATHERING STEEL	OFOI

SOIL PROFILE SCHEDULE

CODE	DESCRIPTION	QTY	SPEC #	COMPOSITION	DEPTH	SUBGRADE PREPARATION	ADDITIVE	TOPSOIL	SOURCE	IRRIGATION	NOTES
SP-01	SOIL TYPE 01 - 6" EXISTING ON-SITE PLANTING SOIL-NATIVE/TURF AREAS	1,669 CY	32 91 13 - SOIL PREPARATION	EXISTING ON-SITE SOILS	6"	SEE SPECIFICATIONS					RETAIN IN-SITU SOILS/ RE-SPREAD STOCKPILED SOILS- REMOVE EXISTING TURF/ HERBACEOUS VEGETATION. PREPARE SOILS TO A DEPTH OF 6" IN AREAS TO RECEIVE TURF/ NATIVE SEEDING. DO NOT TILL BELOW EXISTING TREES, HAND RAKE/ LIGHT HARROW ONLY.
SP-02	SOIL TYPE 02 - 18" EXISTING ON-SITE PLANTING SOILS, AMENDED - PERENNIAL AREAS	753 CY	32 91 13 - SOIL PREPARATION	EXISTING ON-SITE SOILS, AMEND TO MEET REQUIREMENTS OF LOAM TOPSOIL BORROW (MNDOT 3877-B).	18"	SEE SPECIFICATIONS					RETAIN IN-SITU SOILS/ RE-SPREAD STOCKPILES SOILS AND AMEND IN-SITU TO A DEPTH OF 18" TO PROVIDE VIABLE PLANTING SOILS AT PERENNIAL PLANTING BEDS, TREE, AND SHRUB PLANTING AREAS.

UTILITIES SCHEDULE

CODE	DESCRIPTION	QTY	SPEC #	MATERIAL PROFILE / ASSEMBLY	MANUFACTURER	PRODUCT / MODEL	COMMENTS
U-01A	IRRIGATION TYPE 01A - SPRAY / ROTATOR NOZZLE	77,022 SF	32 84 00 - UNDERGROUND IRRIGATION	ROTOR SPRAY IRRIGATION		HIGH-EFFICIENCY HEADS	
U-01B	IRRIGATION TYPE 01B - TEMPORARY SPRAY / ROTATOR NOZZLE	12,619 SF	32 84 00 - UNDERGROUND IRRIGATION	TEMPORARY ROTOR SPRAY IRRIGATION	PER OWNER	HIGH-EFFICIENCY HEADS	TEMPORARY SEED ESTABLISHMENT ONLY
U-02	IRRIGATION TYPE 02 - DRIP IRRIGATION	13,515 SF	32 84 00 - UNDERGROUND IRRIGATION	DRIP IRRIGATION		HIGH-EFFICIENCY HEADS	

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WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

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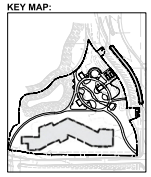
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ISSUED	DATE

MATERIALS SCHEDULE

L006

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT		REMARKS
CONIFEROUS TREES							
	LL	5	LARIX LARICINA TAMARACK	10' HT	CONT		
	PR	7	PINUS RESINOSA RED PINE	10' HT	CONT		
	PS2	4	PINUS STROBUS WHITE PINE	10' HT	CONT		NATURAL FORM + NON-SHEARED
	PS	4	PINUS SYLVESTRIS SCOTCH PINE	10' HT	CONT		
	TT	13	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	#15	CONT		
DECIDUOUS TREES							
	AR	7	ACER RUBRUM RED MAPLE	2.5" CAL	B&B		
	AS	2	ACER SACCHARUM SUGAR MAPLE	2.5" CAL	B&B		
	BN	8	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	3" CAL	B&B		CLUMP FORM WITH 3 MAIN TRUNKS
	CS	5	CATALPA SPECIOSA NORTHERN CATALPA	2.5" CAL	B&B		
	CO	4	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B&B		
	GS	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEYLOCUST	3" CAL	B&B		
	GK	2	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE	3" CAL	B&B		
	PT	14	POPULUS TREMULOIDES QUAKING ASPEN	2.5" CAL	B&B		STAKE UPRIGHT PER SPECIFICATIONS
	QB	4	QUERCUS BICOLOR SWAMP WHITE OAK	3" CAL	B&B		
	QM	7	QUERCUS MACROCARPA BUR OAK	3" CAL	B&B		
	QR	2	QUERCUS RUBRA NORTHERN RED OAK	3" CAL	B&B		
	UN	4	ULMUS AMERICANA 'NEW HARMONY' NEW HARMONY AMERICAN ELM	3" CAL	B&B		
	US	2	ULMUS AMERICANA 'ST. CROIX' FIRST EDITIONS® ST. CROIX™ AMERICAN ELM	3" CAL	B&B		
ORNAMENTAL TREES							
	AG	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	B&B		SINGLE STEM
	AP	2	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' PRINCESS DIANA APPLE SERVICEBERRY	2" CAL	B&B		
	CF	2	CERCIS CANADENSIS FASTIGIATE REDBUD MULTI-TRUNK	2" CAL	B&B		CLUMP FORM WITH 3-5 MAIN TRUNKS
	CA	5	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	2" CAL	B&B		
	HV	4	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	#10	CONT		
	MP	2	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	2" CAL	B&B		
	MS	2	MALUS X 'SNOWDRIFT' SNOWDRIFT CRABAPPLE	2" CAL	CONT		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	SPACING	REMARKS
SHRUBS							
	CF	40	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	#5	CAN	48" o.c.	
	CAA	23	CORYLUS AMERICANA AMERICAN HAZELNUT	#5	CAN	72" o.c.	
	DH	30	DIERVILLA LONICERA BUSH HONEYSUCKLE	#5	CAN	36" o.c.	
	FG	45	FORSYTHIA X 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA	#5	CAN	72" o.c.	
	JO	16	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL JUNIPER	#2	CAN	48" o.c.	
	RG	66	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5	CAN	66" o.c.	
	RT	19	RHUS TYPHINA STAGHORN SUMAC	#10	CONT	72" o.c.	
	SV	75	SORBARIA SORBIFOLIA 'EVGREEN' MATCHA RAIN FALSE SPIRAEA	#2	CAN	36" o.c.	
	SS	76	SORBARIA SORBIFOLIA 'SEM' SEM FALSE SPIRAEA	#2	CAN	48" o.c.	
	SA	74	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	#5		60" o.c.	
	VM	43	VIBURNUM CARLESII 'SMVCR' SPICE BABY™ KOREANSPICE VIBURNUM	#5	CAN	48" o.c.	
PERENNIALS							
	BA	17	BAPTISIA AUSTRALIS BLUE WILD INDIGO	#5	CAN	36" o.c.	
	PF	275	PTERIDIUM AQUILINUM LATIUSCULUM BRACKEN	#	3L	4'o.c.	
		3668					
		797					
	W	37		#	3L	15 0.c.	
	Z	5		#	3L	15 0.c.	
	W	9		#	3L	15 0.c.	
	U	1		#	3L	30 0.c.	
	PF	7	PTERIDIUM AQUILINUM LATIUSCULUM BRACKEN	#	3L	15 0.c.	
	SI	4		#	3L	30 0.c.	
	GT	8		#	0X	15 0.c.	
		1317					
	V	3		#	3L	15 0.c.	
	LU	17		#	3L	15 0.c.	
	SI	7		#	3L	15 0.c.	
	CC	10		#	3L	30 0.c.	
	CT	3		#	3L	15 0.c.	
	N	10		#	3L	30 0.c.	
		797					
	AT	8	ALLIUM TUBERGENII 'SUMMER BEAUTY' SUMMER BEAUTY ORNAMENTAL ONION	#	3L	15 0.c.	
	LU	11		#	3L	15 0.c.	
	W	3		#	3L	15 0.c.	
	EC	8		#	3L	15 0.c.	
	WT	3		#	3L	15 0.c.	
	SL	4	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	#2	CAN	20% @ 24" o.c.	
	DP	29	DALEA PURPUREA PURPLE PRAIRIE CLOVER	#2	CONT	15% @ 24" o.c.	
		240 SF	FULL SUN NATIVE MIX TALL				
	AG2	9	ANDROPOGON GERARDII BIG BLUESTEM	#5	CAN	20% @ 36" o.c.	
	AR2	9	ANDROPOGON GERARDII 'RED OCTOBER' RED OCTOBER BIG BLUESTEM	#	3L	30 0.c.	
	AS	7		#	3L	15 0.c.	
	LS	7		#	3L	15 0.c.	
	LI	5		#	3L	15 0.c.	
	RS	5	RUDBECKIA SUBTOMENTOSA	#	3L	15 0.c.	
		1317					
	N	9		#	3L	30 0.c.	
	S	9		#	3L	30 0.c.	
	E	3		#	0X	15 0.c.	
	P	6		#	0X	15 0.c.	
	M	3		#	0X	15 0.c.	
	N	3		#	0X	15 0.c.	
		16,193 SF					
		1317					RWSR SFF MID MESIC PRAIRIF SOUTHEAST 35-42 SPRING SEEDINGS DONE BETWEEN MAY 1 AND JULY 1 OATS COVER CROPS OATS SHOULD BE MOWED TO 10-12 INCHES BEFORE SEEDS MATURE TO PREVENT RE-SEEDING
		16,193 SF	LAKESHORE MOIST SOILS SEED MIX				RWSR SFFD MIDT LAKESHORE MOIST SOILS STATEWIDE SEED CAN ALSO BE INSTALLED ONCE SOIL TEMPERATURES REACH 50 DEGREES FAHRENHEIT UNTIL JUNE 30TH OATS COVER CROPS OATS SHOULD BE MOWED TO 10-12 INCHES BEFORE SEEDS MATURE TO PREVENT RE-SEEDING
TURF & GRASSES							
	FW	85,651 SF	FESTUCA X 'ECO-LAWN' ECO-LAWN FESCUE	SEED	SEED		
	TM	11,829 SF	TURF SOD MARATHON III TURF-TYPE TALL FESCUE	SOD	SOD		

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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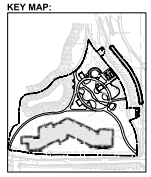
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KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

Registration#

10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
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LANDSCAPE SCHEDULE

L010

NOTES:

1. CONTRACTORS SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND WATER PLAY PIPING PRIOR TO EXCAVATION OR STAKING.
2. HAND DIG ONLY WITHIN 24 INCHES OF KNOWN OR MARKED WATER PLAY PLUMBING LINES.
3. CONTRACTORS SHALL EXERCISE CAUTION TO AVOID DAMAGING THE WATER PLAY PLUMBING LINES LOCATED ABOUT 20-24 INCHES BELOW FINISHED GRADE. USE SHALLOW STAKES FOR LAYOUT AND FORMWORK.



MATERIALS PLAN NORTH

REFERENCE NOTES SCHEDULE MATERIALS PLAN NORTH

SYMBOL	CODE	DESCRIPTION
AMENITY		
⊗	AM-05A	AMENITY TYPE 05A - 18' HT. WOOD POST 01
○	AM-05B	AMENITY TYPE 05B - 12' HT. WOOD POST 02
◎	AM-05C	AMENITY TYPE 05C - 10' HT. WOOD POST 03
CURB		
	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
EDGING		
	ED-01	EDGER TYPE 01 - STEEL EDGER
FENCE & GUARDRAIL		
	FE-01	FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.
	FE-02	FENCE TYPE 02 - SCREEN FENCE - 6 FOOT HGT.
	FE-04	FENCE TYPE 04 - GUARDRAIL
LIGHTING		
✦	LT-01	LIGHT TYPE 01 - POST TOP LUMINAIRE AND POLE
	LT-02	LIGHT TYPE 02 - CATENARY LIGHTING
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING
	P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING
	P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING
	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
	P-07	PAVING TYPE 07 - SYNTHETIC TURF
	P-08	PAVING TYPE 08 - SHOTCRETE
ROCK		
	RO-01	ROCK TYPE 01 - STONE SEAT WALL
	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
	RO-06	ROCK TYPE 06 - STONE @ "ERRATIC FIELD"
	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"
	RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"
STAIRS		
	ST-01	STAIR TYPE 01 - CONCRETE STAIR
WALL		
	WL-01	WALL TYPE 01 - STEEL RETAINING WALL

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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p 763.433.9863

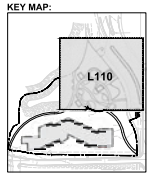
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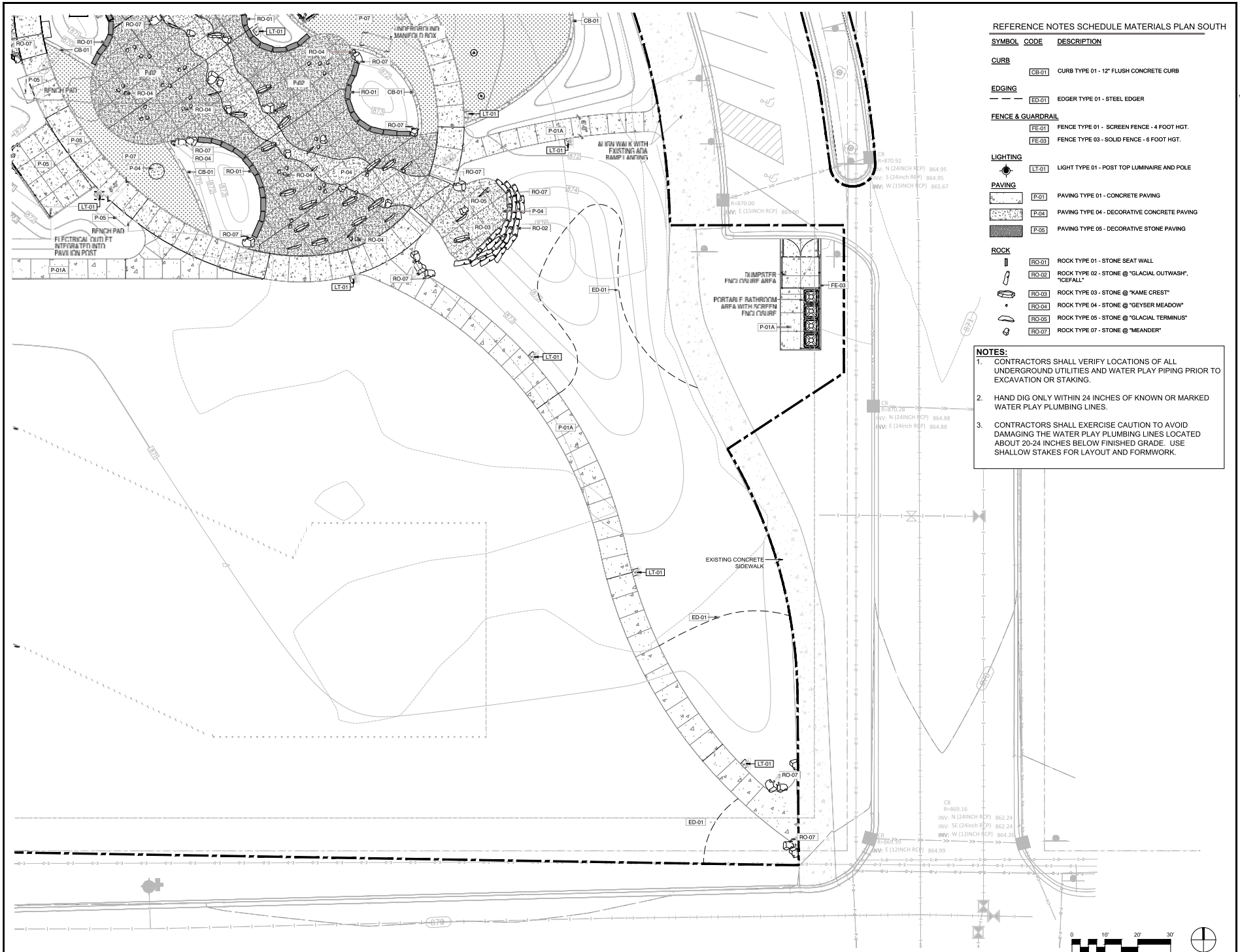
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MATERIALS PLAN NORTH

L110



REFERENCE NOTES SCHEDULE MATERIALS PLAN SOUTH

SYMBOL	CODE	DESCRIPTION
CURB		
	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
EDGING		
	ED-01	EDGER TYPE 01 - STEEL EDGER
FENCE & GUARDRAIL		
	FE-01	FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.
	FE-03	FENCE TYPE 03 - SOLID FENCE - 6 FOOT HGT.
LIGHTING		
	LT-01	LIGHT TYPE 01 - POST TOP LUMINAIRE AND POLE
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING
	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
ROCK		
	RO-01	ROCK TYPE 01 - STONE SEAT WALL
	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"

NOTES:

1. CONTRACTORS SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND WATER PLAY PIPING PRIOR TO EXCAVATION OR STAKING.
2. HAND DIG ONLY WITHIN 24 INCHES OF KNOWN OR MARKED WATER PLAY PLUMBING LINES.
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MATERIALS PLAN SOUTH

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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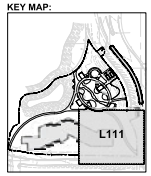
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MATERIALS PLAN SOUTH

L111



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
AMENITY			
	AM-01	AMENITY TYPE 01 - PAVILION - 16' X 24'	1/L530
	AM-02	AMENITY TYPE 02 - PARK SUPPORT BUILDING / BATHROOM	1/L550
	AM-03	AMENITY TYPE 03 - BRIDGE	3/L530
	AM-04	AMENITY TYPE 04 - CIRCULAR GAS FIRE TABLE	4/L530
	AM-06	AMENITY TYPE 06 - 16' SQUARE UMBRELLA	1/L530
	AM-07	AMENITY TYPE 07- 10' HEXAGONAL UMBRELLA	2/L530
SITE FURNITURE			
	SF-01A	SITE FURNISHING TYPE 01A - BIKE RACK	1/L520
	SF-01B	SITE FURNISHING TYPE 01B - WALL MOUNT BIKE RACK	11/L520
	SF-02	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	2/L520
	SF-03	SITE FURNISHING TYPE 03 - ADIRONDACK CHAIR	3/L520
	SF-04	SITE FURNISHING TYPE 04 - CHAISE LOUNGE	4/L520
	SF-05	SITE FURNISHING TYPE 05 - CAFE TABLE	5/L520
	SF-06A	SITE FURNISHING TYPE 06A - CAFE CHAIR - ARMLESS	7/L520
	SF-06B	SITE FURNISHING TYPE 06B - CAFE CHAIR - WITH ARMS	6/L520
	SF-07	SITE FURNISHING TYPE 07 - BACKED BENCH	8/L520
	SF-08	SITE FURNISHING TYPE 08 - PICNIC TABLE	9/L520
	SF-09	SITE FURNISHING TYPE 09 - COUNTER TABLE	10/L520
	SF-10	SITE FURNISHING TYPE 10 - HAMMOCK POST	5/L510

FURNITURE PLAN NORTH

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

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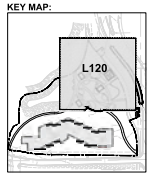
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FURNITURE PLAN NORTH

L120



SOIL PROFILE SCHEDULE

SYMBOL	CODE	DESCRIPTION
	SP-01	SOIL TYPE 01 x 6" EXISTING ON-SITE PLANTING SOIL-NATIVE/TURF AREAS
	SP-02	SOIL TYPE 02 x 18" EXISTING ON-SITE PLANTING SOILS, AMENDED - PERENNIAL AREAS

SCALE: 1"= 20'

NORTH

SOILS PLAN

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

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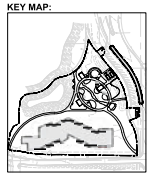
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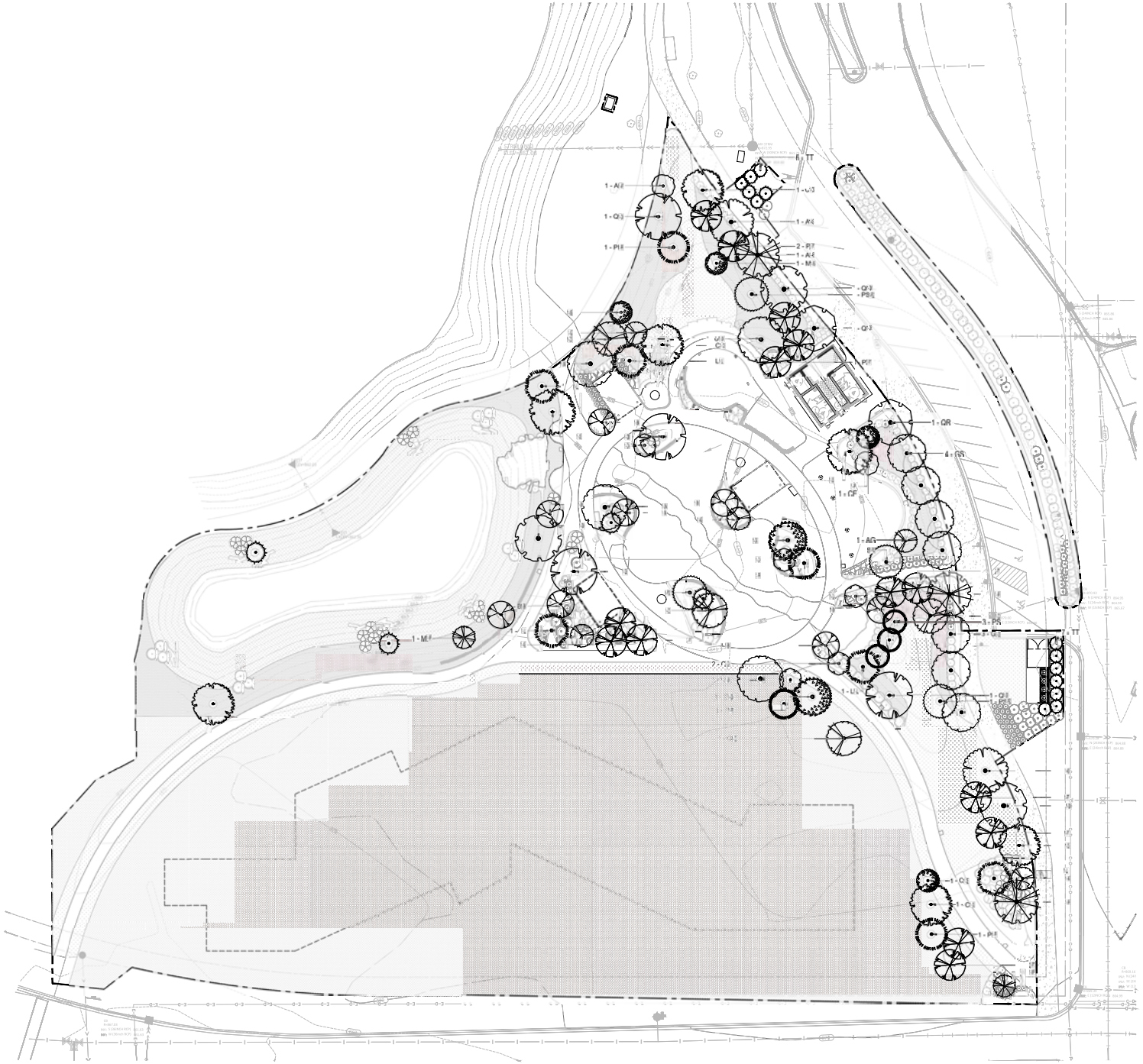
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SOILS PLAN

L140



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CONIFEROUS TREES		
	LL	LARIX LARICINA TAMARACK
	PR	PINUS RESINOSA RED PINE
	PS2	PINUS STROBUS WHITE PINE
	PS	PINUS SYLVESTRIS SCOTCH PINE
	TT	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE
DECIDUOUS TREES		
	AR	ACER RUBRUM RED MAPLE
	AS	ACER SACCHARUM SUGAR MAPLE
	BN	BETULA NIGRA RIVER BIRCH MULTI-TRUNK
	CS	CATALPA SPECIOSA NORTHERN CATALPA
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEYLOCUST
	GK	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	QB	QUERCUS BICOLOR SWAMP WHITE OAK
	QM	QUERCUS MACROCARPA BUR OAK
	QR	QUERCUS RUBRA NORTHERN RED OAK
	UN	ULMUS AMERICANA 'NEW HARMONY' NEW HARMONY AMERICAN ELM
	US	ULMUS AMERICANA 'ST. CROIX' FIRST EDITION® ST. CROIX™ AMERICAN ELM
ORNAMENTAL TREES		
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLESERVICEBERRY
	AP	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' PRINCESS DIANA APPLESERVICEBERRY
	CF	CERCIS CANADENSIS EASTERN REDBUD MULTITRUNK
	CA	CORNUS ALTERNIFOLIA PAGODA DOGWOOD
	HV	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL
	MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE
	MS	MALUS X 'SNOWDRIFT' SNOWDRIFT CRABAPPLE

0 20' 40' 60'
SCALE: 1"= 20'

NORTH

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9863

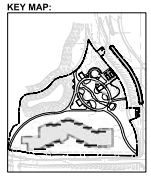
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DFI LANDSCAPE ARCHITECTS
Contact: Chuck Evens
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p 612.332.7522

Civil Engineer (Site) = C
REHDER & ASSOCIATES, INC.
Contact: Nick Adam
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Aquatic Consultant (Site) = XF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
judy.dahms@aquaticdesignsolutionsllc.com
p 952.356.8047

KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

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Name

Registration#

10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

TREE PLANTING PLAN

L150



UNDERSTORY PLANTING PLAN NORTH

PLANT SCHEDULE PLANTING PLAN NORTH

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	CF	CORNUS STOLONIFFRA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD
	CAA	CORYLUS AMERICANA AMERICAN HAZELNUT
	DI	DIERVILLA LONICERA BUSH HONEYSUCKLE
	FG	FORSYTHIA X 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA
	JG	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL JUNIPER
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RT	RHUS TYPHINA STAGHORN SUMAC
	SV	SORBARIA SORBIFOLIA 'EVGREFFN' MATCHA RAIJIN FAIRY SPIRAEA
	SS	SORBARIA SORBIFOLIA 'SFM' SFM FAIRY SPIRAEA
	SA	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
	VM	VIBURNUM CARLESII 'SMVGR' SPICE BABY™ KOREANSPICE VIBURNUM
PERENNIALS		
	BA	BAPTISIA AUSTRALIS BLUE WILD INDIGO
	PF	PTERIDIUM AQUILINUM LATIUSCULUM BRACKEN FERN
SHRUB AREAS		
		PARTIAL SUN NATIVE MIX LOW
	HR	HELICHERA RICHARDSONII PRAIRIE ALUM ROOT
	JF	JUNCUS EFFUSUS SOFT RUSH
	KM	KOELERIA MACRANTHA PRAIRIE JUNEGRASS
	LP	LUPINUS PERENNIS WILD LUPINE
	PF	PTERIDIUM AQUILINUM LATIUSCULUM BRACKEN FERN
	SH	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
	GT	GEUM TRIFLORUM PRAIRIE SMOKE
		PARTIAL SUN NATIVE MIX TALL
	AF	AGASTACHE FOENICULUM BLUE GIANT HYSSOP
	AL4	ASTER LAEVIS SMOOTH ASTER
	BA	BAPTISIA AUSTRALIS BLUE WILD INDIGO
	CS2	CAREX STRICTA TUSSOCK SEDGE
	CG	CHELONE GLABRA WHITE TURTLEHEAD
	PV	PANICUM VIRGATUM SWITCH GRASS
		FULL SUN NATIVE MIX LOW
	AL2	ALLIUM LUSITANICUM 'SUMMER BEAUTY' SUMMER BEAUTY ORNAMENTAL ONION
	AL3	ARTEMISIA LUDOVICIANA WHITE SAGEBRUSH
	BG	BOUTELOUA GRACILIS BLUE GRAMA GRASS
	EC	ECHINACEA PURPUREA PURPLE CONEFLOWER
	MP2	MONARDA PUNCTATA SPOTTED HORSEMINT
	SI	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM
	DP	DALEA PURPUREA PURPLE PRAIRIE CLOVER
		SALT TOLERANT NATIVE MIX
	PV	PANICUM VIRGATUM SWITCH GRASS
	SI	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM
	AT	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	DP	DALEA PURPUREA PURPLE PRAIRIE CLOVER
	MR	MONARDA FISTULOSA BERGAMOT
	RH	RUDBECKIA HIRTA BLACK-EYED SUSAN
GROUND COVERS		
		MESIC PRAIRIE SOUTHEAST
TURF & GRASSES		
	TM	TURF SOD MARATHON III TURF-TYPE TALL FESCUE

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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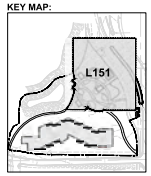
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Aquatic Consultant (Site) = AF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
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p 952.358.8047

KEY MAP:



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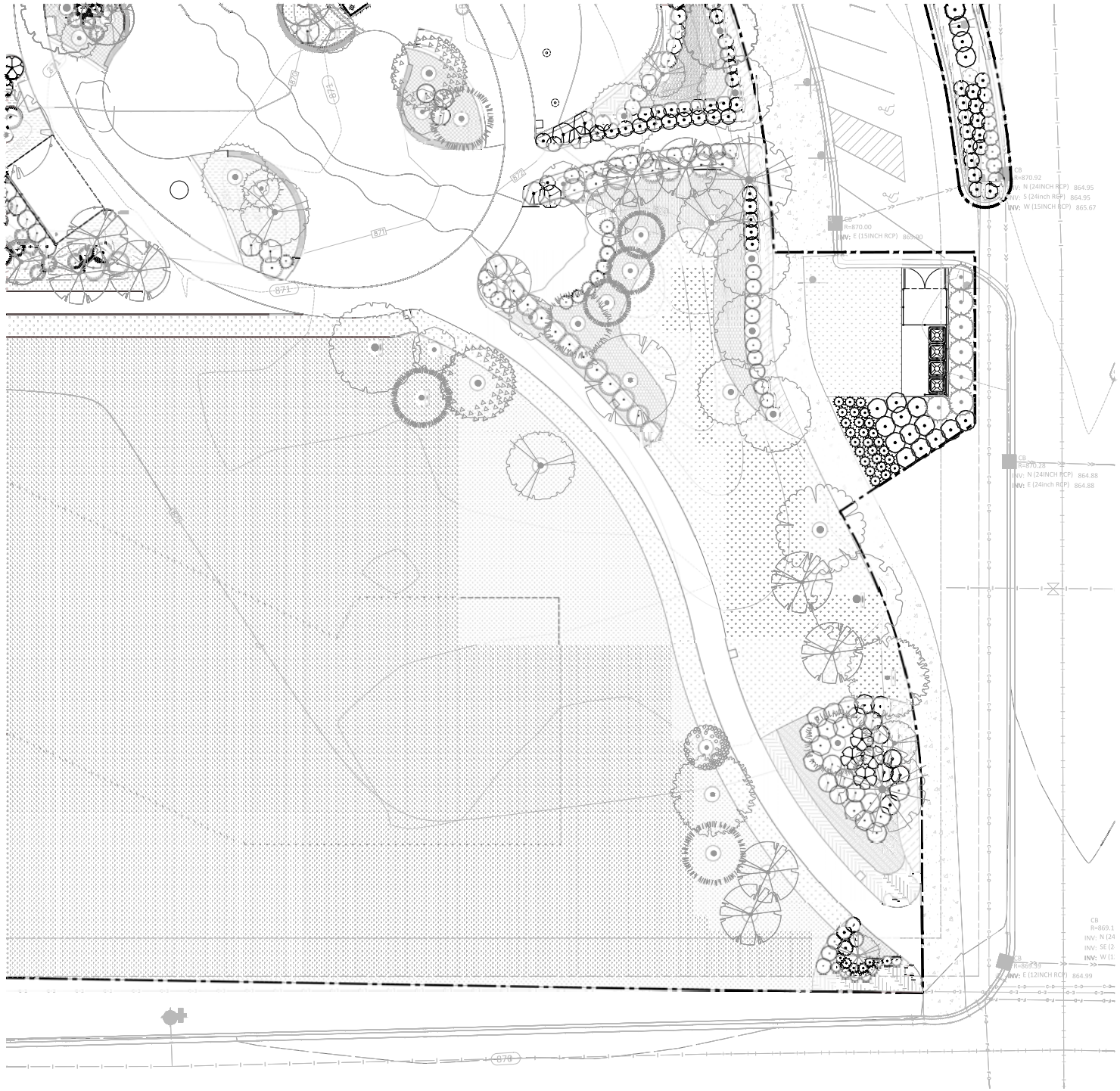
Scale AS NOTED

Drawn - Checked AG/TS - CE

ISSUED	DATE

UNDERSTORY PLANTING PLAN NORTH

L151



PLANT SCHEDULE PLANTING PLAN NORTH

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	CF	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD
	CAA	CORYLUS AMERICANA AMERICAN HAZELNUT
	DI	DIERVILLA LONICERA BUSH HONEYSUCKLE
	FG	FORSYTHIA X 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA
	JO	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL JUNIPER
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RT	RHUS TYPHINA STAGHORN SUMAC
	SV	SORBARIA SORBIFOLIA 'EVERGREEN' MATCHA RAIN® FALSE SPIRAEA
	SS	SORBARIA SORBIFOLIA 'SEM' SEM FALSE SPIRAEA
	SA	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
	VM	VIBURNUM CARLESII 'SMVCR' SPICE BABY™ KOREANSPICE VIBURNUM
PERENNIALS		
	BA	BAPTISIA AUSTRALIS BLUE WILD INDIGO
	PF	PTERIDIUM AQUILINUM LATIUSCULUM BRACKEN FERN
SHRUB AREAS		PARTIAL SUN NATIVE MIX LOW
	HR	HELICHERA RICHARDSONII PRAIRIE ALUM ROOT
	JF	JUNCUS EFFUSUS SOFT RUSH
	KM	KOELERIA MACRANTHA PRAIRIE JUNEGRASS
	LP	LUPINUS PERENNIS WILD LUPINE
	PF	PTERIDIUM AQUILINUM LATIUSCULUM
		PARTIAL SUN NATIVE MIX HIGH
	AL	ALLIUM LUSITANICUM 'SUMMER BEAUTY' SUMMER BEAUTY ORNAMENTAL ONION
	AV	ARTEMISIA LUDOVICIANA WHITE SAGEBRUSH
	BG	BOUTELOUA GRACILIS BLUE GRAMA GRASS
	EC	ECHINACEA PURPUREA PURPLE CONEFLOWER
	MP2	MONARDA PUNCTATA SPOTTED HORSEMINT
	SU	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM
	TP	TRIFOLIUM PRATENSE PURPLE PRAIRIE CLOVER
		SALT TOLERANT NATIVE MIX
	PV	PANICUM VIRGATUM SWITCH GRASS
	SU	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM
	AT	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED
	TP	TRIFOLIUM PRATENSE PURPLE PRAIRIE CLOVER
	MR	MONARDA FISTULOSA BERGAMOT
	RH	RUDBECKIA HIRTA BLACK-EYED SUSAN
GROUND COVERS		
		MESIC PRAIRIE SOUTHEAST
TURF & GRASSES		
	TM	TURF SOD MARATHON III TURF-TYPE TALL FESCUE

SCALE: 1"= 10'

NORTH

UNDERSTORY PLANTING PLAN SOUTH

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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mriverblood@cityoframsey.com
p 763.433.9863

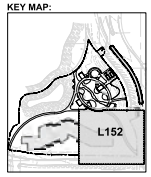
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Aquatic Consultant (Site) = AF
AQUATIC DESIGN SOLUTIONS LLC.
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p 952.358.8947

KEY MAP:



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Registration#

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Signature Date

City of Ramsey Project #	25 - 28
Scale	AS NOTED
Drawn - Checked	AG/TS - CE

ISSUED	DATE

UNDERSTORY PLANTING PLAN SOUTH

L152



PLANT SCHEDULE PLANTING PLAN NORTH

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	CF	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD
	CAA	CORYLUS AMERICANA AMERICAN HAZELNUT
	DI	DIERVILLA LONICERA BUSH HONEYSUCKLE
	FG	FORSYTHIA X 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA
	JO	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL JUNIPER
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RT	RHUS TYPHINA STAGHORN SUMAC
	SV	SORBARIA SORBIFOLIA 'LEVERFFN' MATCHA RAIN® FALSE SPIRAEA
	SS	SORBARIA SORBIFOLIA 'SEM' SEM FALSE SPIRAEA
	SA	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
	VM	VIBURNUM CARLESII 'SMVCR' SPICE BABY™ KOREANSPICE VIBURNUM
PERENNIALS		
	BA	BAPTISIA AUSTRALIS BLUE WILD INDIGO
	PF	PTERIDIUM AQUILINUM LATIUSCULUM BRACKEN FERN
SHRUB AREAS		
		PARTIAL SUN NATIVE MIX LOW
	HR	HELICHRYSUM RICHARDSONII PRAIRIE ALUM ROOT
	JF	JUNCUS EFFUSUS SOFT RUSH
	KM	KOELERIA MACRANTHA PRAIRIE JUNEGRASS
	LP	LUPINUS PERENNIS WILD LUPINE
	PF	PTERIDIUM AQUILINUM LATIUSCULUM



IRRIGATION CONCEPT PLAN

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9853

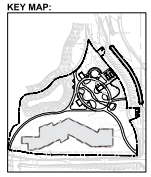
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Aquatic Consultant (Site) = AF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
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KEY MAP:



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October 17, 2025

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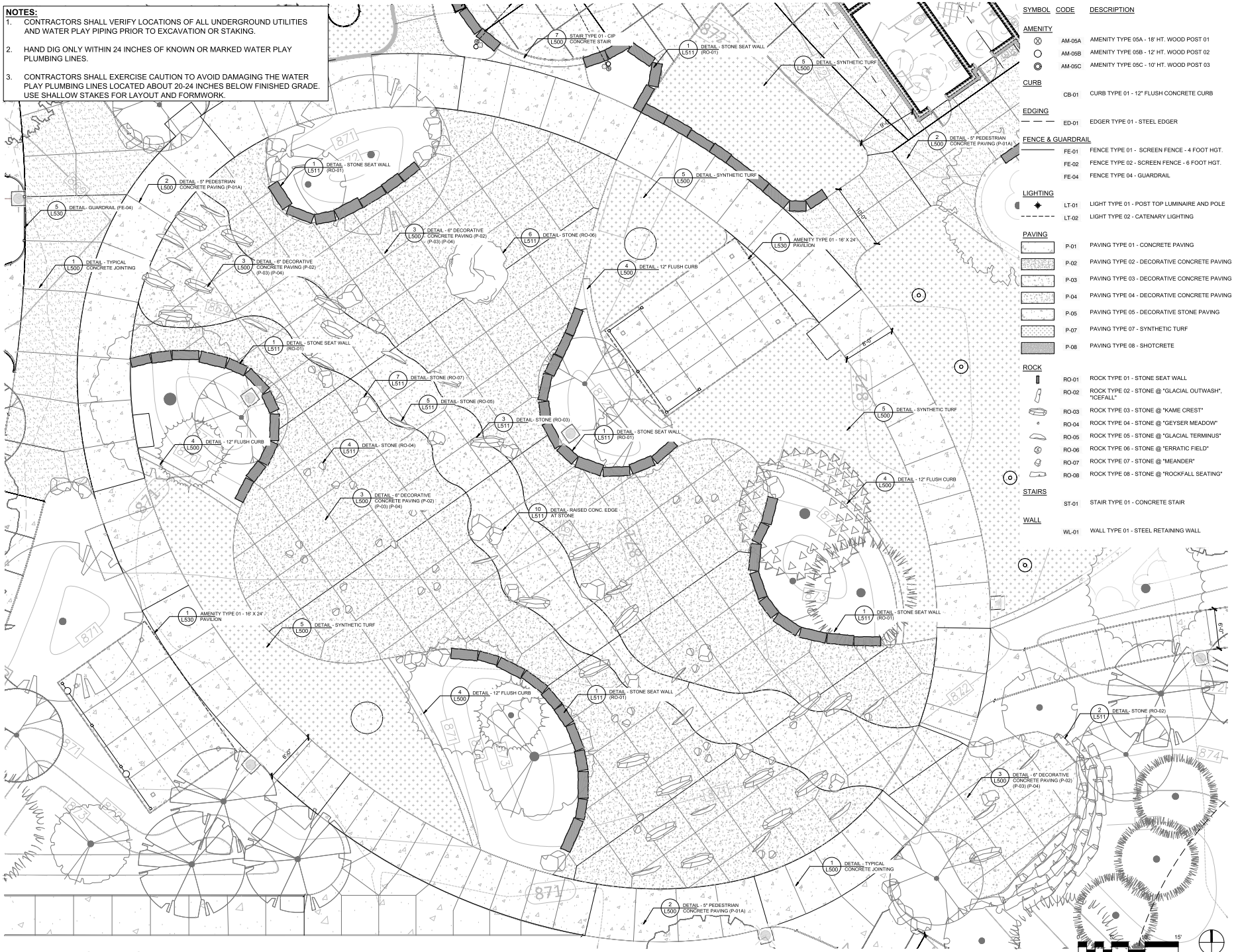
ISSUED	DATE

IRRIGATION CONCEPT PLAN

L160

NOTES:

1. CONTRACTORS SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND WATER PLAY PIPING PRIOR TO EXCAVATION OR STAKING.
2. HAND DIG ONLY WITHIN 24 INCHES OF KNOWN OR MARKED WATER PLAY PLUMBING LINES.
3. CONTRACTORS SHALL EXERCISE CAUTION TO AVOID DAMAGING THE WATER PLAY PLUMBING LINES LOCATED ABOUT 20-24 INCHES BELOW FINISHED GRADE. USE SHALLOW STAKES FOR LAYOUT AND FORMWORK.



SYMBOL	CODE	DESCRIPTION
AMENITY		
	AM-05A	AMENITY TYPE 05A - 18' HT. WOOD POST 01
	AM-05B	AMENITY TYPE 05B - 12' HT. WOOD POST 02
	AM-05C	AMENITY TYPE 05C - 10' HT. WOOD POST 03
CURB		
	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
EDGING		
	ED-01	EDGER TYPE 01 - STEEL EDGER
FENCE & GUARDRAIL		
	FE-01	FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.
	FE-02	FENCE TYPE 02 - SCREEN FENCE - 6 FOOT HGT.
	FE-04	FENCE TYPE 04 - GUARDRAIL
LIGHTING		
	LT-01	LIGHT TYPE 01 - POST TOP LUMINAIRE AND POLE
	LT-02	LIGHT TYPE 02 - CATENARY LIGHTING
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING
	P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING
	P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING
	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
	P-07	PAVING TYPE 07 - SYNTHETIC TURF
	P-08	PAVING TYPE 08 - SHOTCRETE
ROCK		
	RO-01	ROCK TYPE 01 - STONE SEAT WALL
	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
	RO-06	ROCK TYPE 06 - STONE @ "ERRATIC FIELD"
	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"
	RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"
STAIRS		
	ST-01	STAIR TYPE 01 - CONCRETE STAIR
WALL		
	WL-01	WALL TYPE 01 - STEEL RETAINING WALL

SCALE: 1"=5'

NORTH

1 MATERIALS ENLARGEMENT PLAN A

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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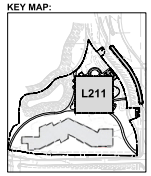
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KEY MAP:



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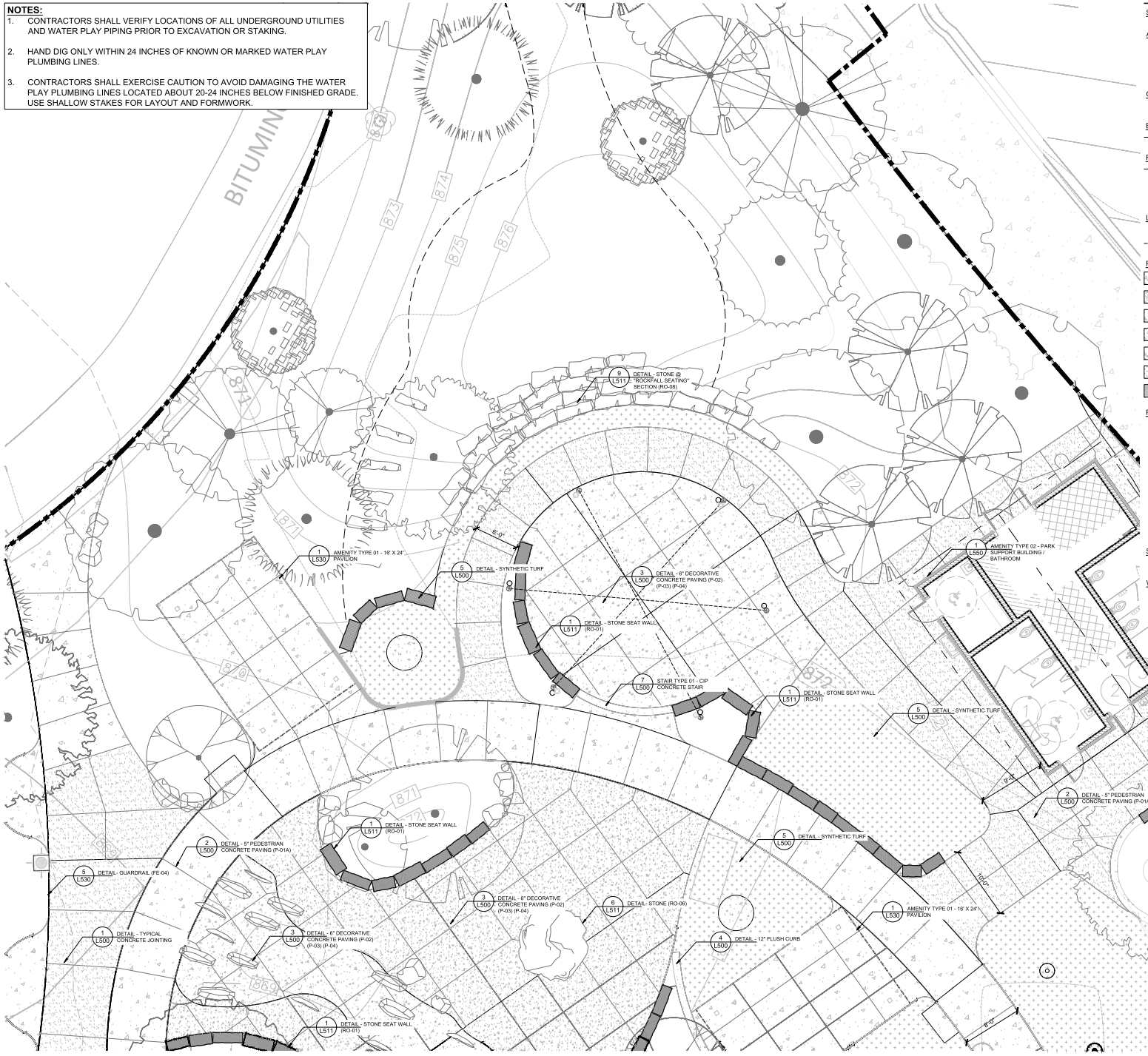
ISSUED	DATE

MATERIALS ENLARGEMENT PLAN A

L211

NOTES:

1. CONTRACTORS SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND WATER PLAY PIPING PRIOR TO EXCAVATION OR STAKING.
2. HAND DIG ONLY WITHIN 24 INCHES OF KNOWN OR MARKED WATER PLAY PLUMBING LINES.
3. CONTRACTORS SHALL EXERCISE CAUTION TO AVOID DAMAGING THE WATER PLAY PLUMBING LINES LOCATED ABOUT 20-24 INCHES BELOW FINISHED GRADE. USE SHALLOW STAKES FOR LAYOUT AND FORMWORK.



1 **MATERIALS ENLARGEMENT PLAN B**

SCALE: 1"=5'

NORTH

SYMBOL	CODE	DESCRIPTION
AMENITY		
	AM-05A	AMENITY TYPE 05A - 18' HT. WOOD POST 01
	AM-05B	AMENITY TYPE 05B - 12' HT. WOOD POST 02
	AM-05C	AMENITY TYPE 05C - 10' HT. WOOD POST 03
CURB		
	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
EDGING		
	ED-01	EDGER TYPE 01 - STEEL EDGER
FENCE & GUARDRAIL		
	FE-01	FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.
	FE-02	FENCE TYPE 02 - SCREEN FENCE - 6 FOOT HGT.
	FE-04	FENCE TYPE 04 - GUARDRAIL
LIGHTING		
	LT-01	LIGHT TYPE 01 - POST TOP LUMINAIRE AND POLE
	LT-02	LIGHT TYPE 02 - CATENARY LIGHTING
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING
	P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING
	P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING
	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
	P-07	PAVING TYPE 07 - SYNTHETIC TURF
	P-08	PAVING TYPE 08 - SHOTCRETE
ROCK		
	RO-01	ROCK TYPE 01 - STONE SEAT WALL
	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
	RO-06	ROCK TYPE 06 - STONE @ "ERRATIC FIELD"
	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"
	RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"
STAIRS		
	ST-01	STAIR TYPE 01 - CONCRETE STAIR
WALL		
	WL-01	WALL TYPE 01 - STEEL RETAINING WALL

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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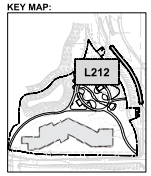
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Scale	AS NOTED
Drawn - Checked	AG/TS - CE

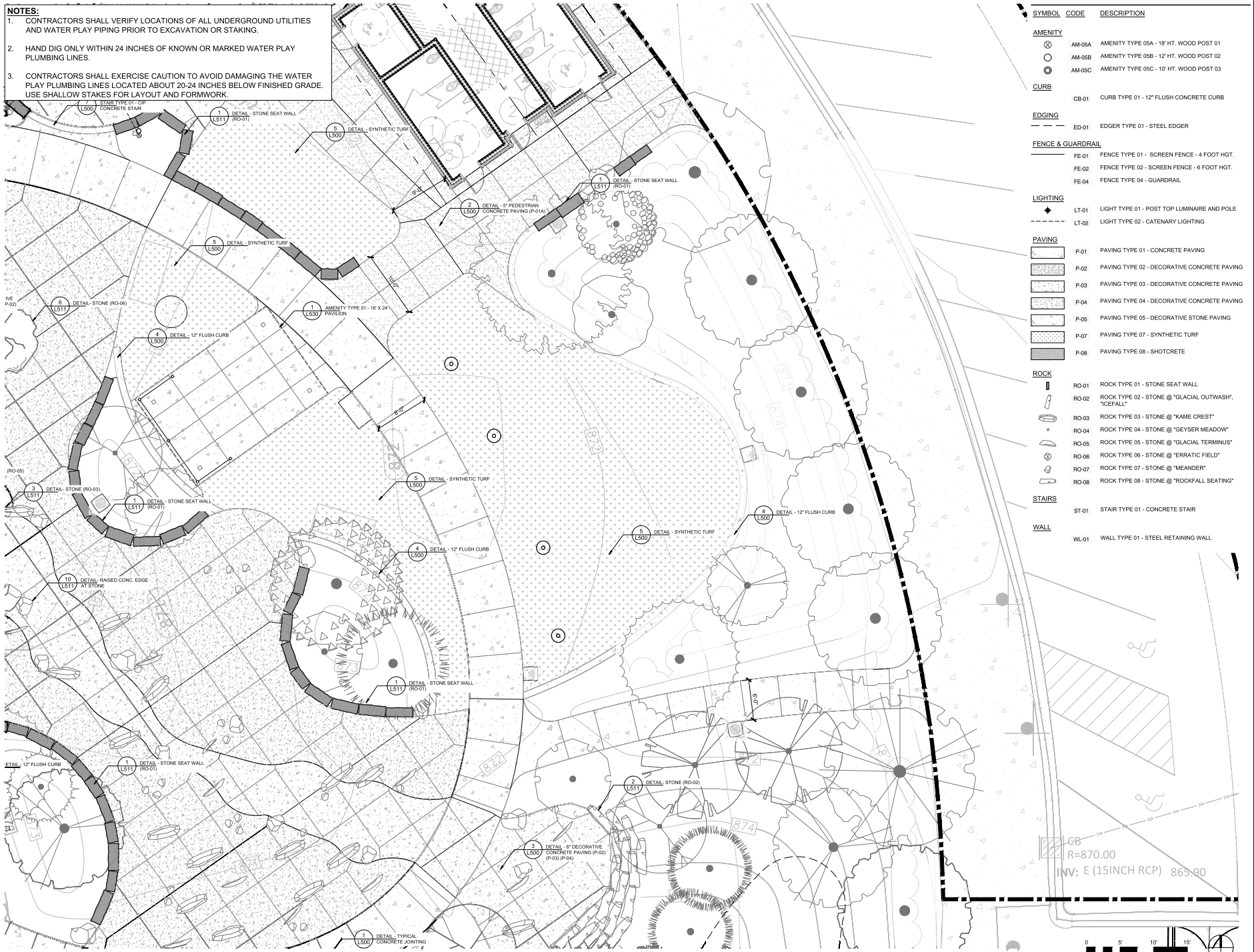
ISSUED	DATE

MATERIALS ENLARGEMENT PLAN B

L212

NOTES:

1. CONTRACTORS SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND WATER PLAY PIPING PRIOR TO EXCAVATION OR STAKING.
2. HAND DIG ONLY WITHIN 24 INCHES OF KNOWN OR MARKED WATER PLAY PLUMBING LINES.
3. CONTRACTORS SHALL EXERCISE CAUTION TO AVOID DAMAGING THE WATER PLAY PLUMBING LINES LOCATED ABOUT 20-24 INCHES BELOW FINISHED GRADE. USE SHALLOW STAKES FOR LAYOUT AND FORMWORK.



1 MATERIALS ENLARGEMENT PLAN C

SYMBOL	CODE	DESCRIPTION
AMENITY		
	AM-05A	AMENITY TYPE 05A - 18' HT. WOOD POST 01
	AM-05B	AMENITY TYPE 05B - 12' HT. WOOD POST 02
	AM-05C	AMENITY TYPE 05C - 10' HT. WOOD POST 03
CURB		
	CB-01	CURB TYPE 01 - 12" FLUSH CONCRETE CURB
EDGING		
	ED-01	EDGER TYPE 01 - STEEL EDGER
FENCE & GUARDRAIL		
	FE-01	FENCE TYPE 01 - SCREEN FENCE - 4 FOOT HGT.
	FE-02	FENCE TYPE 02 - SCREEN FENCE - 6 FOOT HGT.
	FE-04	FENCE TYPE 04 - GUARDRAIL
LIGHTING		
	LT-01	LIGHT TYPE 01 - POST TOP LUMINAIRE AND POLE
	LT-02	LIGHT TYPE 02 - CATENARY LIGHTING
PAVING		
	P-01	PAVING TYPE 01 - CONCRETE PAVING
	P-02	PAVING TYPE 02 - DECORATIVE CONCRETE PAVING
	P-03	PAVING TYPE 03 - DECORATIVE CONCRETE PAVING
	P-04	PAVING TYPE 04 - DECORATIVE CONCRETE PAVING
	P-05	PAVING TYPE 05 - DECORATIVE STONE PAVING
	P-07	PAVING TYPE 07 - SYNTHETIC TURF
	P-08	PAVING TYPE 08 - SHOTCRETE
ROCK		
	RO-01	ROCK TYPE 01 - STONE SEAT WALL
	RO-02	ROCK TYPE 02 - STONE @ "GLACIAL OUTWASH", "ICEFALL"
	RO-03	ROCK TYPE 03 - STONE @ "KAME CREST"
	RO-04	ROCK TYPE 04 - STONE @ "GEYSER MEADOW"
	RO-05	ROCK TYPE 05 - STONE @ "GLACIAL TERMINUS"
	RO-06	ROCK TYPE 06 - STONE @ "ERRATIC FIELD"
	RO-07	ROCK TYPE 07 - STONE @ "MEANDER"
	RO-08	ROCK TYPE 08 - STONE @ "ROCKFALL SEATING"
STAIRS		
	ST-01	STAIR TYPE 01 - CONCRETE STAIR
WALL		
	WL-01	WALL TYPE 01 - STEEL RETAINING WALL

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9863

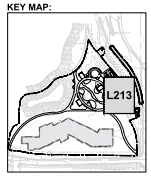
Landscape Architecture = L
DF| LANDSCAPE ARCHITECTS
Contact: Chuck Evens
cevens@damonfarber.com
p 612.332.7522

Civil Engineer (Site) = C
RENDER & ASSOCIATES, INC.
Contact: Nick Adam
nadam@rehder.com
p 651.452.5051

Electrical Engineer (Site) = E
NELSON-RUDIE & ASSOCIATES, INC.
Contact: Jeffrey Piehl
jeffrey.piehl@nelsonrudie.com
p 763.367.7800

Aquatic Consultant (Site) = AF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
judy.dahms@aquaticdesignsolutionsllc.com
p 952.358.8047

KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

Registration#

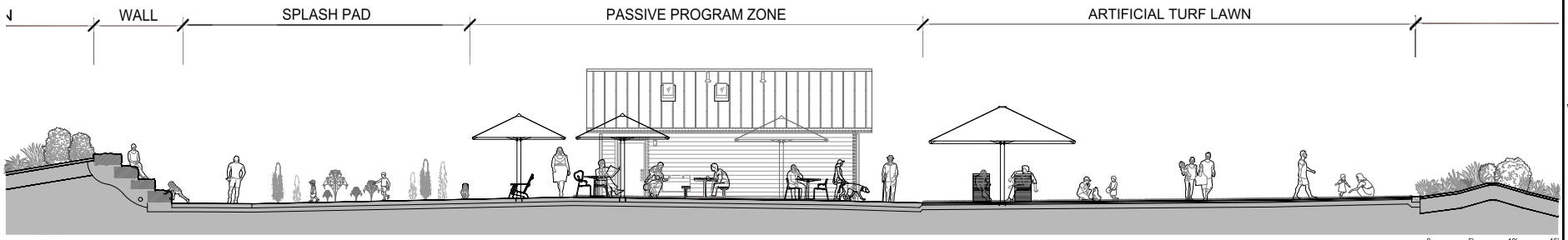
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

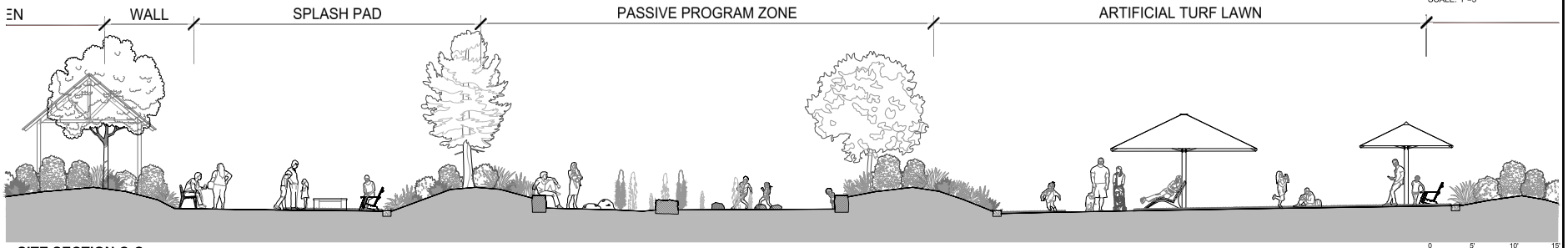
MATERIALS ENLARGEMENT PLAN C

L213



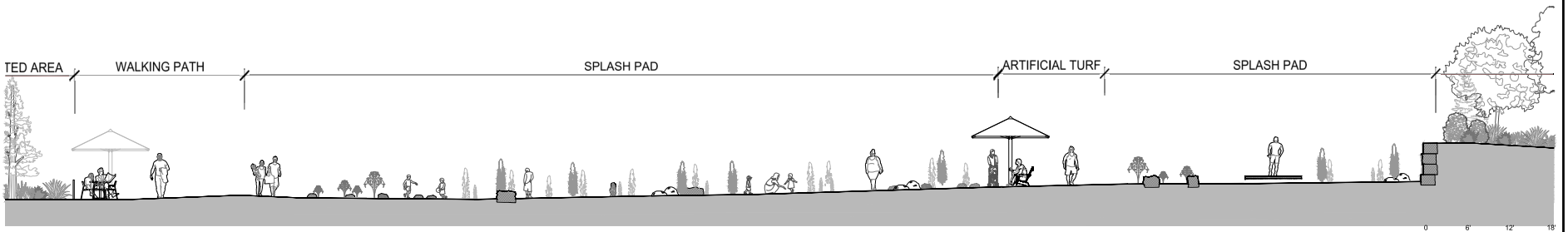
SITE SECTION D-D

0 5' 10' 15'
SCALE: 1"=5'



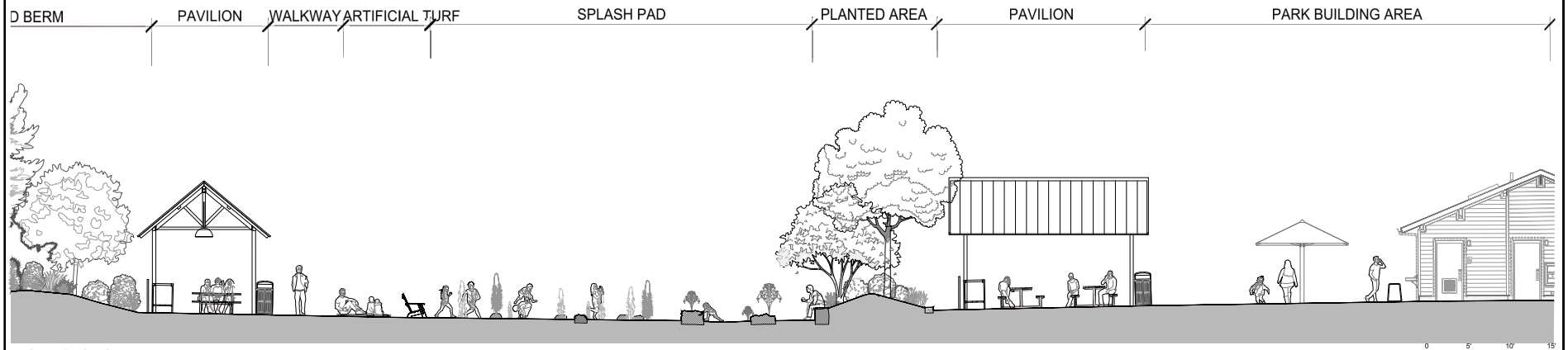
SITE SECTION C-C

0 5' 10' 15'
SCALE: 1"=5'



SITE SECTION B-B

0 6' 12' 18'
SCALE: 1"=6'



SITE SECTION A-A

0 5' 10' 15'
SCALE: 1"=5'

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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Aquatic Consultant (Site) = XF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
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p 952.356.8047

KEY MAP:



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City of Ramsey Project # 25 - 28
Scale AS NOTED
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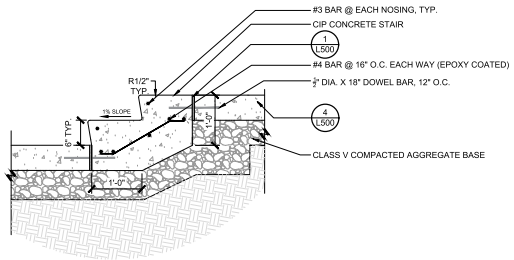
ISSUED DATE

SITE SECTIONS

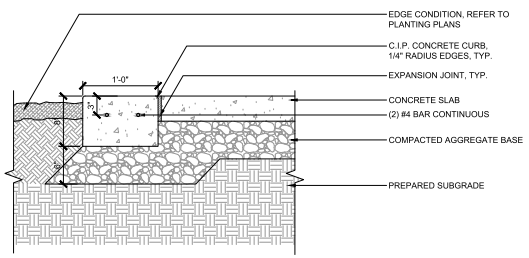
L300

NOTES:

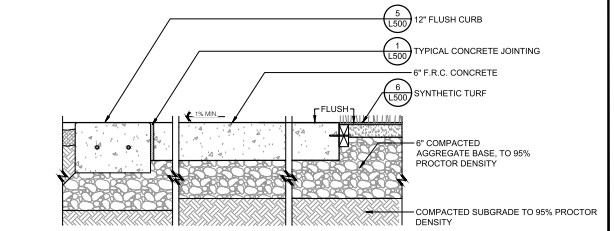
1. ALL REBAR TO BE COVERED BY 2" OF CONCRETE MIN. CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
2. REFER TO HANDRAIL ENLARGEMENT FOR TUBING PROFILES. CONTRACTOR TO SUBMIT FINISH SAMPLES FOR APPROVAL PRIOR TO FABRICATION.
3. REFER TO PLANS FOR SPECIFIC STAIRCASE DIMENSIONS, AND SURROUNDING CONDITIONS. LOCATIONS TO BE STAKED WITH ELEVATIONS INDICATED PRIOR TO CONSTRUCTION.
4. REFER TO GRADING PLANS FOR ELEVATIONS. MAINTAIN 1% SLOPE DOWN STAIRCASE.



9 STAIR TYPE 01 - CIP CONCRETE STAIR
1" = 1'-0" P-25.121-88

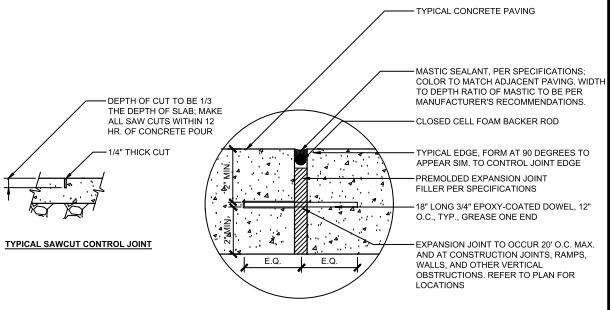


5 DETAIL - 12" FLUSH CURB (CB-01)
1 1/2" = 1'-0" P-25.121-92

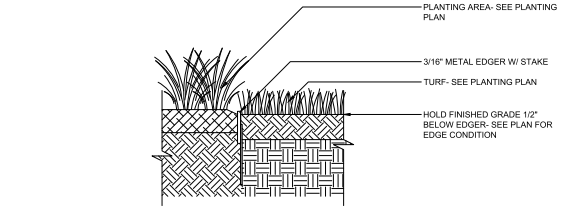


6 DETAIL - SYNTHETIC TURF
1 1/2" = 1'-0" P-25.121-93

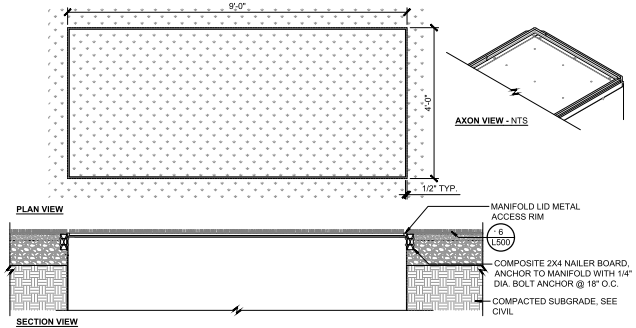
2 DETAIL - 5" PEDESTRIAN CONCRETE PAVING (P-01A)
1 1/2" = 1'-0" P-25.121-100



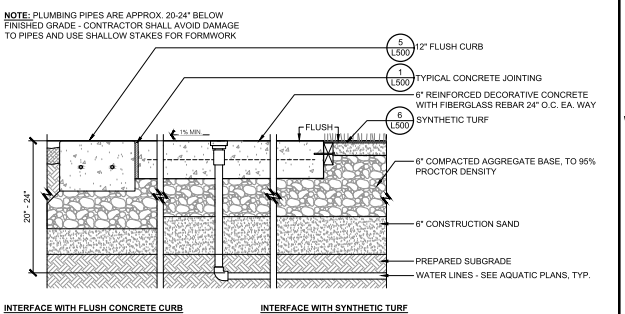
1 DETAIL - TYPICAL CONCRETE JOINTING
NTS P-25.121-03



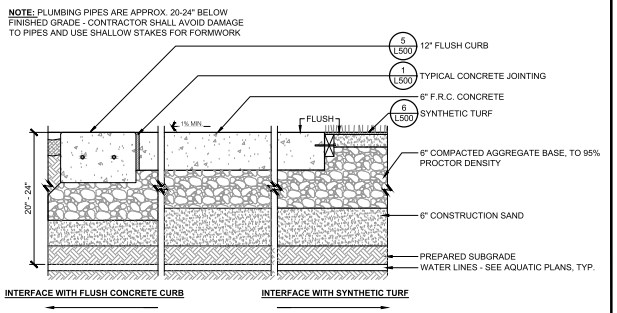
8 DETAIL - STEEL EDGER (ED-01)
1 1/2" = 1'-0" P-25.121-14



7 DETAIL - ARTIFICIAL TURF UTILITY MANIFOLD LID
3/4" = 1'-0" P-25.121-118



4 DETAIL - 6" DECORATIVE CONCRETE PAVING (P-02) (P-03) (P-04)
1 1/2" = 1'-0" P-25.121-00



3 DETAIL - 5" PEDESTRIAN CONCRETE PAVING (P-01B)
1 1/2" = 1'-0" P-25.121-131

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9863

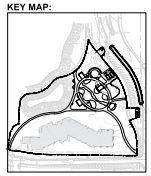
Landscape Architecture = L
DFI LANDSCAPE ARCHITECTS
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KEY MAP:



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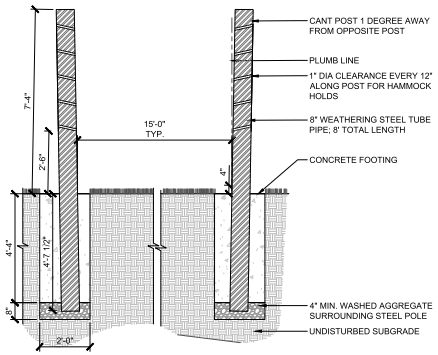
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

SITE DETAILS

L500

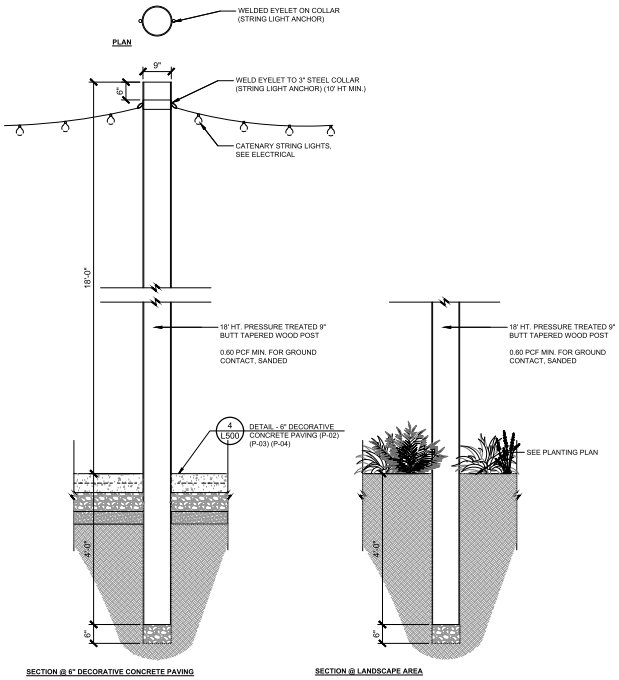


NOTES:

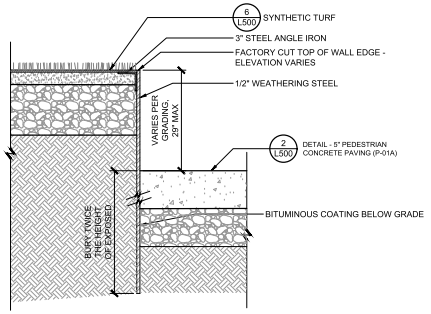
1. FEATURE SHALL BE SMOOTHED OF ALL SHARP POINTS.

2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER / LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

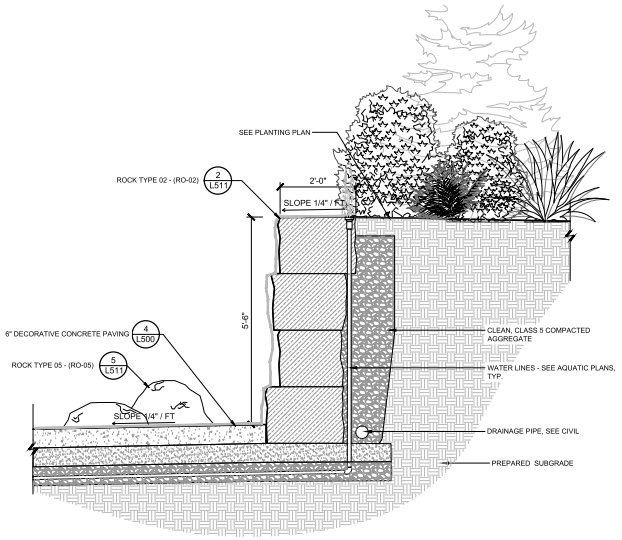
5 DETAIL - HAMMOCK POST (SF-10)
1/2" = 1'-0" P-25.121-128



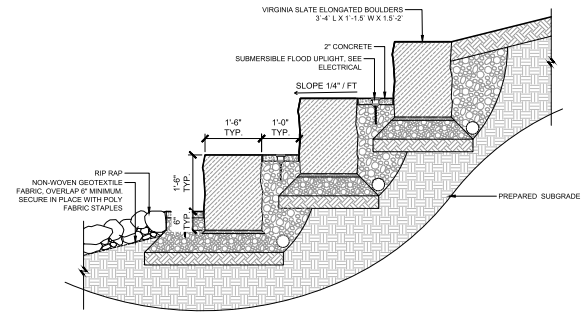
4 STRING LIGHT - COLUMN
3/4" = 1'-0" P-25.121-34



3 DETAIL- WALL TYPE 01 (WL-01)
1 1/2" = 1'-0" P-25.121-127



2 SECTION DETAIL - VIRGINIA SLATE IRREGULAR BOULDERS (RO-02) @ HEADWATERS WATERFALL
3/4" = 1'-0" P-25.121-120



1 SECTION DETAIL - VIRGINIA SLATE IRREGULAR BOULDERS (RO-02) @ OUTFALL WATERFALL
3/4" = 1'-0" P-25.121-110

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DANIELIAN FARBER LANDSCAPE ARCHITECTS

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mriverblood@cityoframsey.com
p 763.433.9863

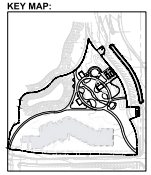
Landscape Architecture = L
DFI LANDSCAPE ARCHITECTS
Contact: Chuck Evans
cevans@dlamorfarber.com
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Civil Engineer (Site) = C
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KEY MAP:



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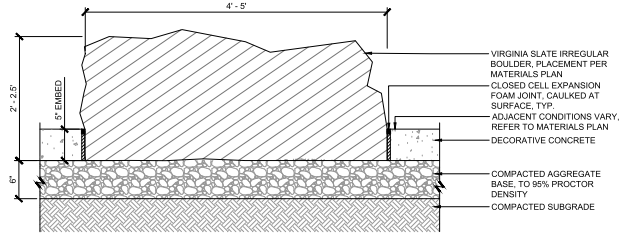
10.17.2025
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City of Ramsey Project # 25 - 28
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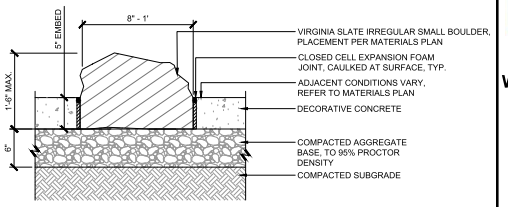
ISSUED	DATE

SITE DETAILS

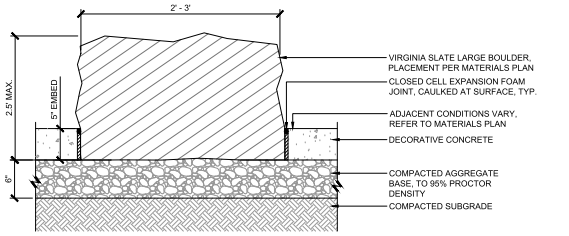
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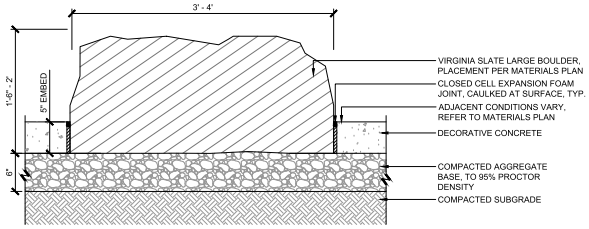
8 DETAIL- STONE (RO-08)
1 1/2" = 1'-0" P-25.121-116



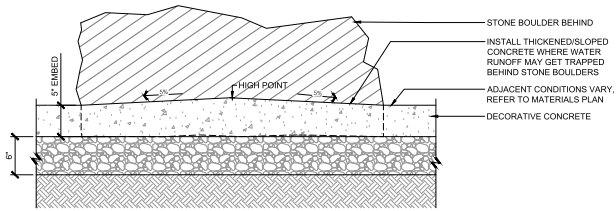
4 DETAIL- STONE (RO-04)
1 1/2" = 1'-0" P-25.121-112



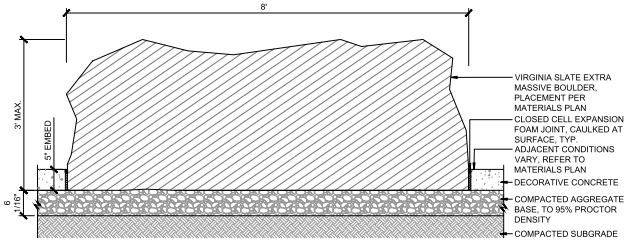
7 DETAIL- STONE (RO-07)
1 1/2" = 1'-0" P-25.121-111



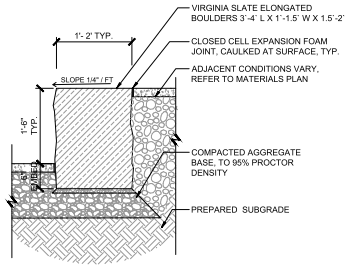
3 DETAIL- STONE (RO-03)
1 1/2" = 1'-0" P-24 113-12



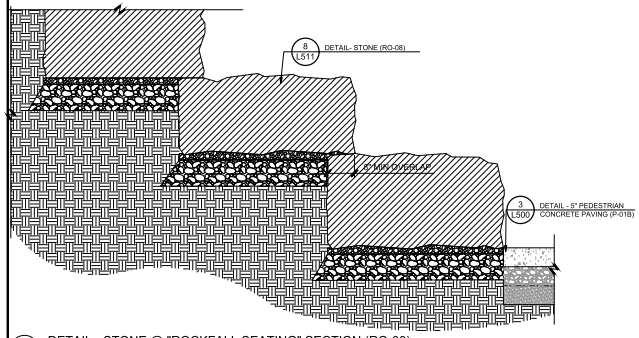
10 DETAIL- THICKENED CONCRETE AT STONE
1 1/2" = 1'-0" P-25.121-121



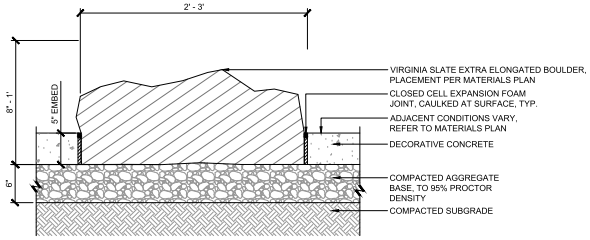
6 DETAIL- STONE (RO-06)
1" = 1'-0" P-25.121-119



2 DETAIL- STONE (RO-02)
1" = 1'-0" P-25.121-122

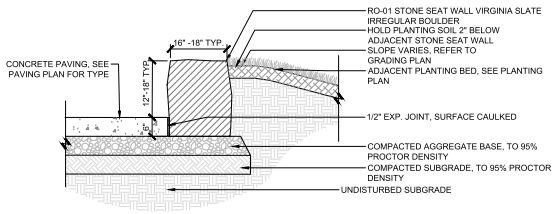


9 DETAIL - STONE @ "ROCKFALL SEATING" SECTION (RO-08)
3/4" = 1'-0" P-25.121-43



5 DETAIL- STONE (RO-05)
1 1/2" = 1'-0" P-25.121-113

NOTES:
1. ALL BOULDERS TO BE INSTALLED STABLE & SECURELY AND SHALL NOT WOBBLE OR MOVE.



1 DETAIL - STONE SEAT WALL (RO-01)
3/4" = 1'-0" P-25.121-33

City of RAMSEY

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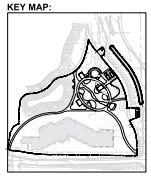
Landscape Architecture = L
DFI LANDSCAPE ARCHITECTS
Contact: Chuck Evens
cevens@damonfarber.com
p 612.332.7522

Civil Engineer (Site) = C
REHDER & ASSOCIATES, INC.
Contact: Nick Adam
nadam@rehder.com
p 661.452.5051

Electrical Engineer (Site) = E
NELSON-RUDIE & ASSOCIATES, INC.
Contact: Jeffrey Piehl
jeffrey.piehl@nelsonrudie.com
p 763.367.7800

Aquatic Consultant (Site) = AF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
judy.dahms@aquaticdesignsolutionsllc.com
p 952.356.8047

KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name

Registration#

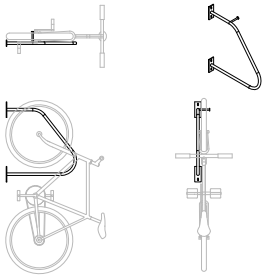
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

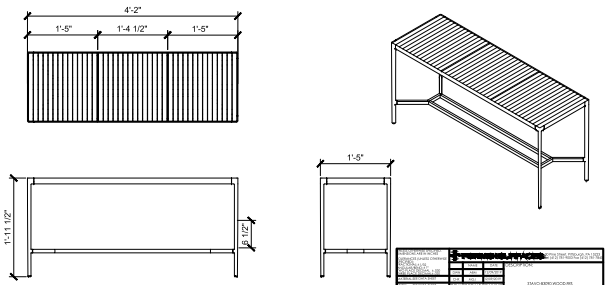
ISSUED	DATE

SITE DETAILS

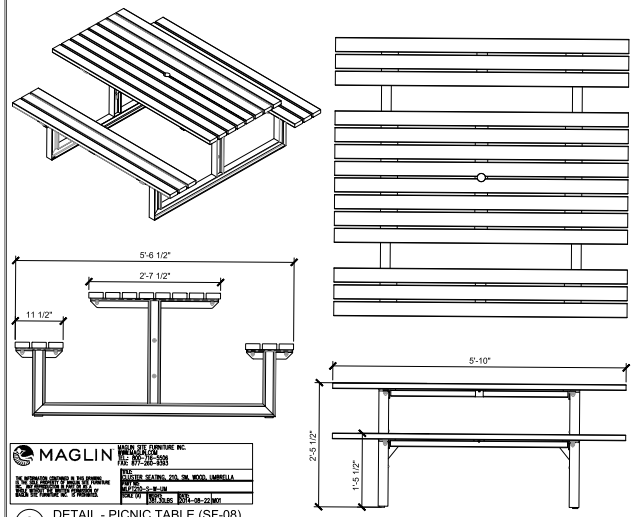
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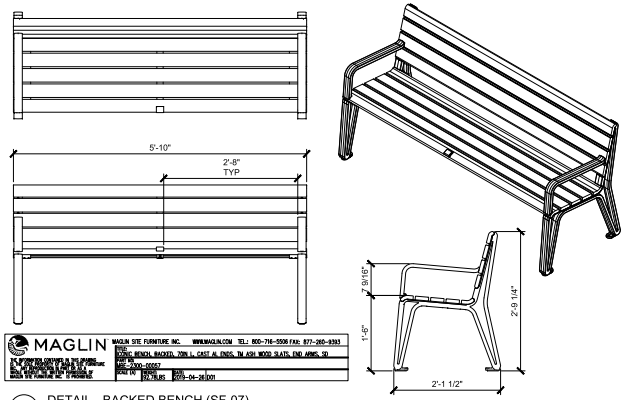
11 DETAIL - WALL MOUNT BIKE RACK (SF-01B)
NTS
P-25.121-105



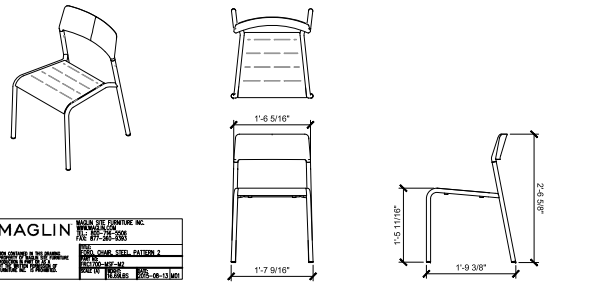
10 DETAIL - COUNTER HEIGHT TABLE (SF-11)
NTS
P-25.121-106



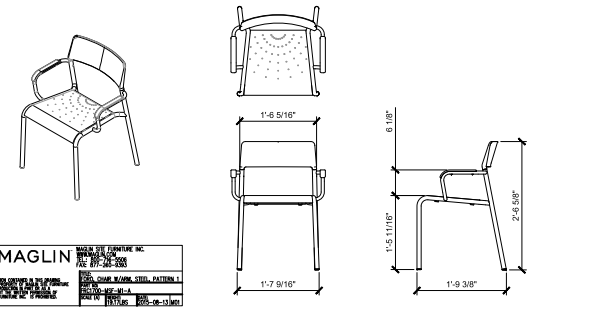
9 DETAIL - PICNIC TABLE (SF-08)
1" = 1'-0"
P-25.121-107



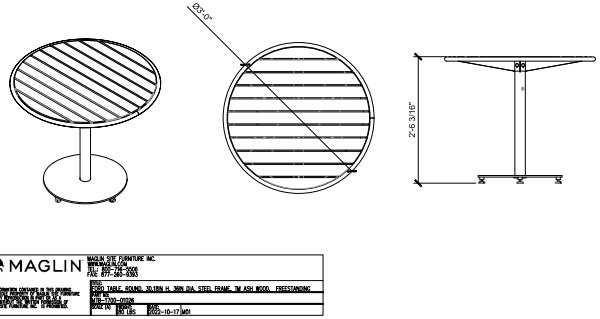
8 DETAIL - BACKED BENCH (SF-07)
1" = 1'-0"
P-25.121-97



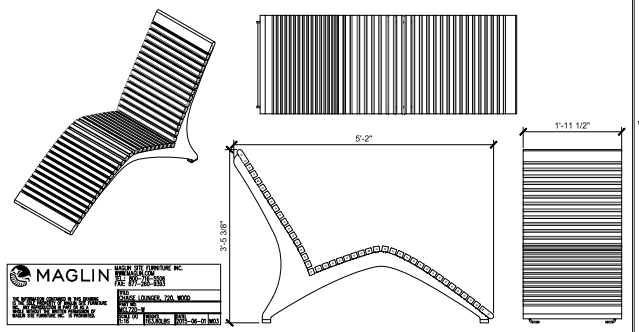
7 DETAIL - CAFE CHAIR ARMLESS (SF-06A)
1" = 1'-0"
P-25.121-95



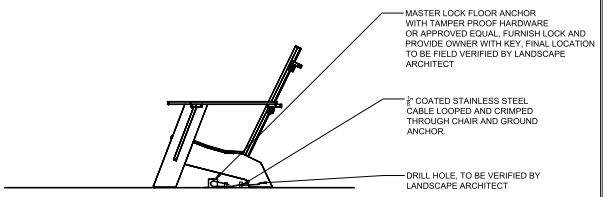
6 DETAIL - CAFE CHAIR WITH ARMS (SF-06B)
1" = 1'-0"
P-25.121-96



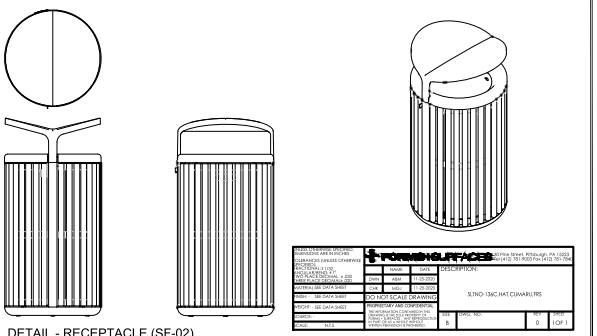
5 DETAIL - CAFE TABLE (SF-05)
1" = 1'-0"
P-25.121-94



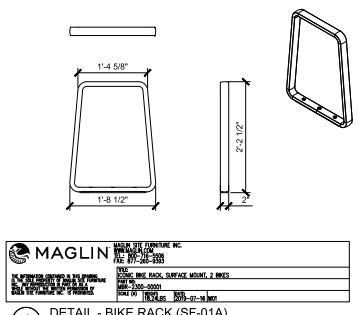
4 DETAIL - CHAISE LOUNGE (SF-04)
1" = 1'-0"
P-25.121-11



3 DETAIL - ADIRONDACK CHAIR (SF-03)
1" = 1'-0"
P-25.121-09



2 DETAIL - RECEPTACLE (SF-02)
1" = 1'-0"
P-25.121-30



1 DETAIL - BIKE RACK (SF-01A)
1" = 1'-0"
P-25.121-06

CITY OF RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DANIGER FINDHER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9663

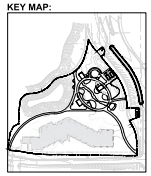
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p 952.356.8947

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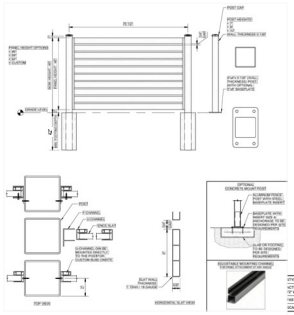
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
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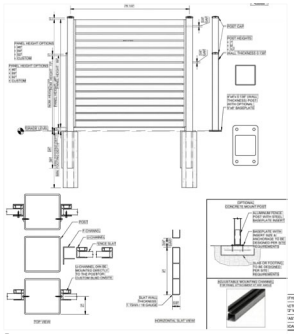
ISSUED	DATE

SITE DETAILS

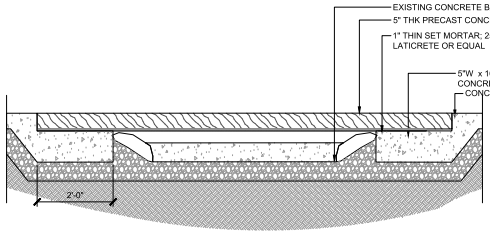
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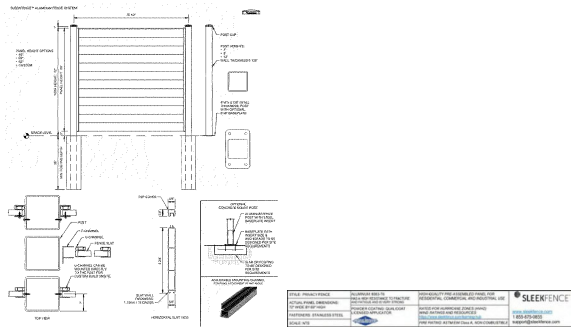
7 DETAIL - SCREEN FENCE 4' HGT. (FE-02)
NTS
P-25.121-103



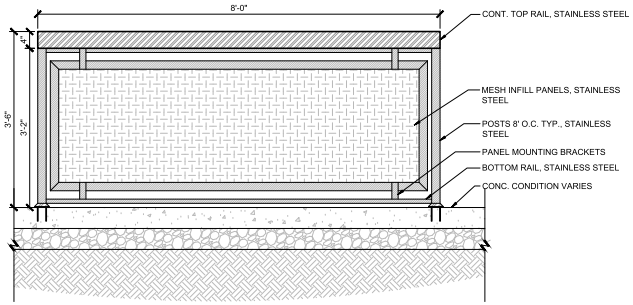
6 DETAIL - SCREEN FENCE 6' HGT. (FE-01)
NTS
P-25.121-104



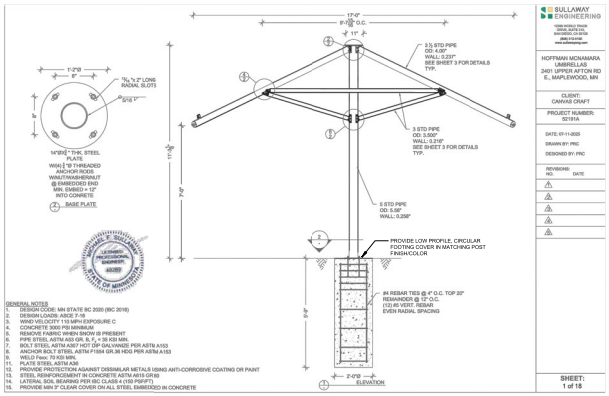
3 DETAIL - BRIDGE CROSSING (AM-03)
3/4" = 1'-0"
P-25.121-25



8 DETAIL - PRIVACY FENCE 6' HGT. (FE-03)
NTS
P-25.121-130

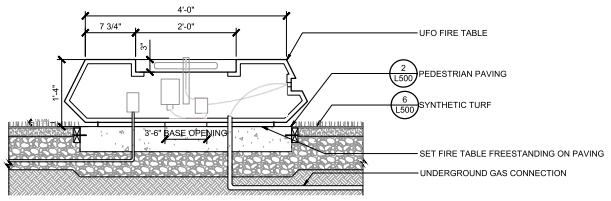


5 DETAIL- GUARDRAIL (FE-04)
1" = 1'-0"
P-25.121-129

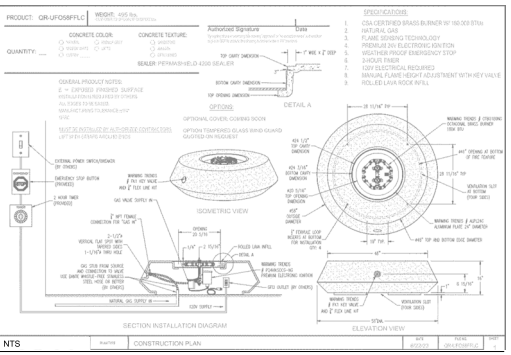


2 AMENITY TYPE 07 - 10' HEXAGONAL UMBRELLA W/ FOOTING (AM-07)
1/2" = 1'-0"
P-25.121-109

1 AMENITY TYPE 06 - 16' SQUARE UMBRELLA W/ FOOTING (AM-06)
1/2" = 1'-0"
P-25.121-108



4 DETAIL - FIRE PIT (AM-04)
1" = 1'-0"



P-25.121-125

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9663

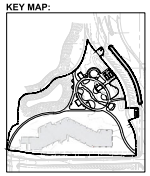
Landscape Architecture = L
DFI LANDSCAPE ARCHITECTS
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p 612.332.7522

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KEY MAP:



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City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED DATE

SITE DETAILS

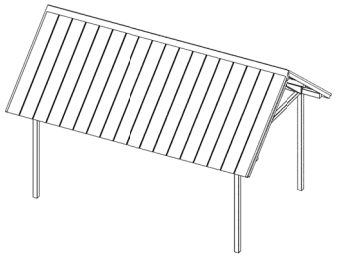
L530

poligon®

PROJECT: RAMSEY WATERFRONT
LOCATION: ANOKA, MN
BUILDING TYPE: REK 16X24
ROOF TYPE: STANDING SEAM (24 GA) OVER STAINED T & G
BUILDING NUMBER: P22427
ORDER NUMBER: 83698
QUOTE NUMBER: 24897

DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT



CERTIFICATES:
WASHINGTON COUNTY CERTIFICATE OF COMPETENCY NO. 24-0903.04
PCI (PONDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:
CITY OF PHOENIX, AZ APPROVED FABRICATOR #038-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #P1801086
CLARK COUNTY, NV APPROVED FABRICATOR #W-000042
CITY OF HOUSTON, TX APPROVED FABRICATOR #ATE
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02000-14
AISC CERTIFIED FABRICATOR #ID-0000
AWS CERTIFIED WELDING FABRICATOR #D4D7077

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
STRUCTURAL TUBE	A500 (GRADE B)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A518
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653

GENERAL NOTES:
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE OR HEIGHT OF THIS STRUCTURE. IF "THAT" SEPARATION DOES NOT EXIST, THE MANUFACTURER MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.

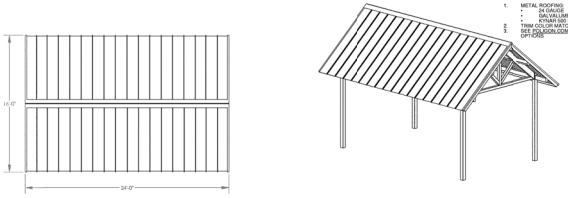
PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT A PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

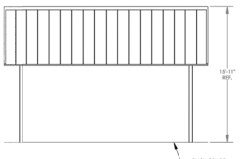
FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

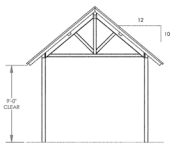
poligon | www.poligon.com | 800.321.5325 | by PORTER CORP | FIELD SUPPORT: (320) 468-6300
project: RAMSEY WATERFRONT | ANOKA, MN
sheet: COVER SHEET
CS
project: A | part: 1-48 | drawn: brian.clarkson | date: 7/25/2025 | order: P22427 | quote: P22427-E1



TOP VIEW



ISOMETRIC VIEW



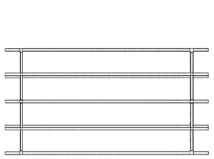
FINISH GRADE (ASSUMED AT CONSTANT ELEVATION UNLESS OTHERWISE NOTED)

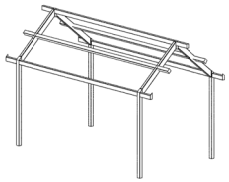
FRONT VIEW

SIDE VIEW

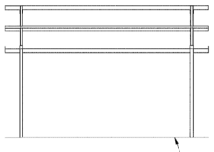
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NOT FOR CONSTRUCTION
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poligon | www.poligon.com | 800.321.5325 | by PORTER CORP | FIELD SUPPORT: (320) 468-6300
project: RAMSEY WATERFRONT | ANOKA, MN
sheet: ARCHITECTURAL ELEVATIONS
1
project: A | part: 1-64 | drawn: brian.clarkson | date: 7/25/2025 | order: P22427 | quote: P22427-E1

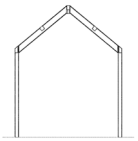




TOP VIEW



ISOMETRIC VIEW



FINISH GRADE (ASSUMED AT CONSTANT ELEVATION UNLESS OTHERWISE NOTED)

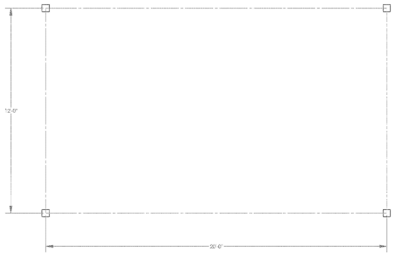
FRONT VIEW

SIDE VIEW

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poligon | www.poligon.com | 800.321.5325 | by PORTER CORP | FIELD SUPPORT: (320) 468-6300
project: RAMSEY WATERFRONT | ANOKA, MN
sheet: STRUCTURAL FRAMING PLAN
2
project: A | part: 3-64 | drawn: brian.clarkson | date: 7/25/2025 | order: P22427 | quote: P22427-E1

ANCHOR BOLT LAYOUT NOTES:
1. ENGINEERING WILL DETERMINE REQUIRED ANCHOR BOLT LAYOUT AFTER ENGINEERING PACKAGE IS ORDERED.
2. CUSTOMER MAY SUGGEST PREFERREE ANCHOR BOLT LAYOUT.



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poligon | www.poligon.com | 800.321.5325 | by PORTER CORP | FIELD SUPPORT: (320) 468-6300
project: RAMSEY WATERFRONT | ANOKA, MN
sheet: COLUMN LAYOUT
3
project: A | part: 3-32 | drawn: brian.clarkson | date: 7/25/2025 | order: P22427 | quote: P22427-E1

poligon®



FRAME COLOR: **SLATE**
ROOF COLOR: **BUCKSKIN**
COLORS MAY VARY SLIGHTLY FROM RENDERED IMAGE

RAMSEY WATERFRONT
ANOKA, MN
REK 16X24

poligon®



FRAME COLOR: **SLATE**
ROOF COLOR: **BUCKSKIN**
COLORS MAY VARY SLIGHTLY FROM RENDERED IMAGE

RAMSEY WATERFRONT
ANOKA, MN
REK 16X24

1 AMENITY TYPE 01 - 16' X 24' PAVILION (AM-01)
NTS

P-25.121-101

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

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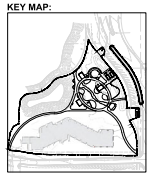
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Aquatic Consultant (Site) = XF
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Judy Dahms
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p 952.358.8047

KEY MAP:



DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name
Registration#

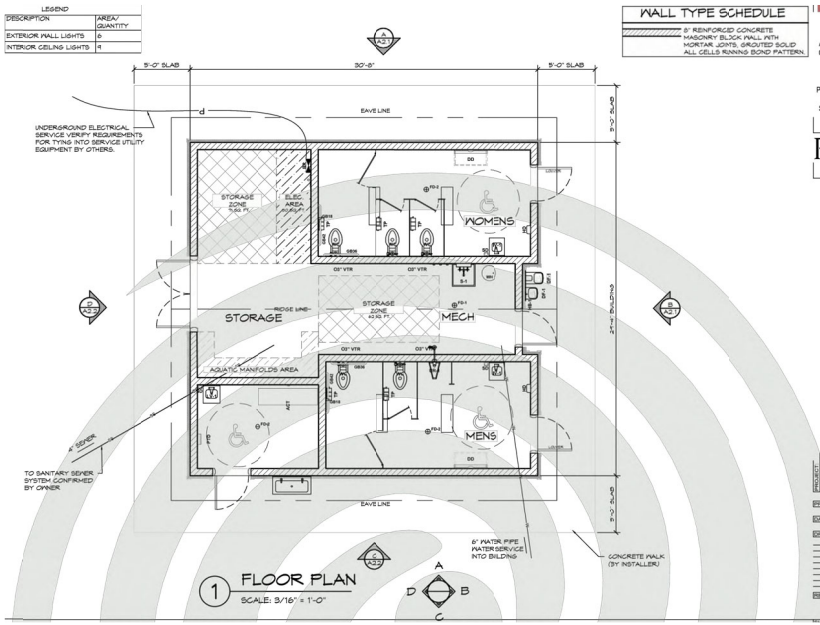
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Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

SITE DETAILS

L540



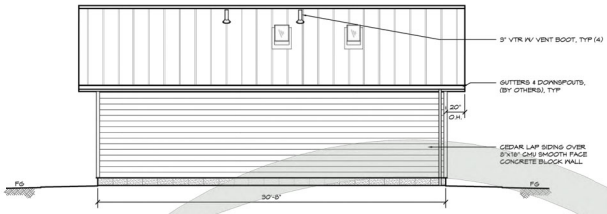
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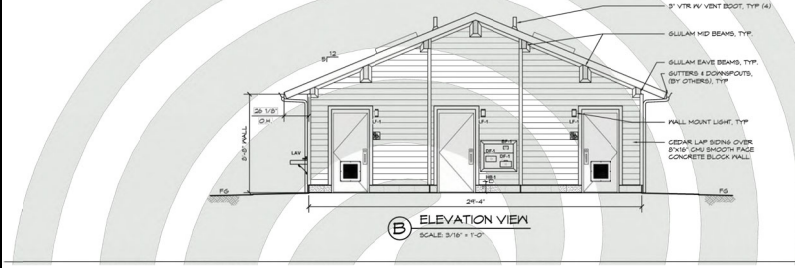
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ROMTEC
www.romtec.com
(541) 496-3541 FAX (541) 496-0803

PROJECT: THE WATERFRONT CITY OF RAMSEY, MINNESOTA
SHEET TITLE: FLOOR PLAN
PROJECT #: 2808
DATE: 08/21/25
DRAWN BY: JMW
REVISIONS:
A1.1

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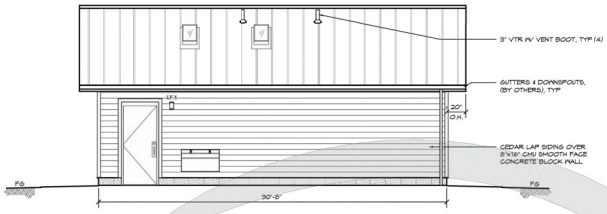
PRELIMINARY

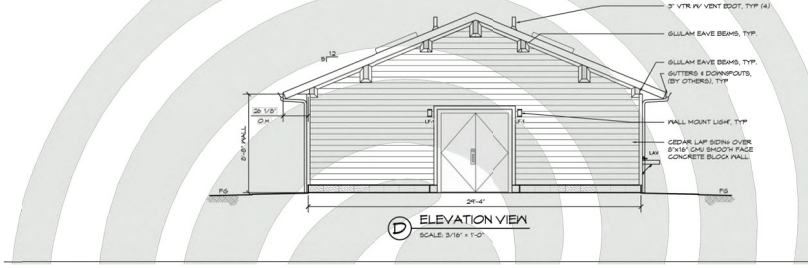
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PROJECT: THE WATERFRONT CITY OF RAMSEY, MINNESOTA
SHEET TITLE: ELEVATION VIEW
PROJECT #: 2808
DATE: 08/21/25
DRAWN BY: JMW
REVISIONS:
A2.1

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PRELIMINARY

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PROJECT: THE WATERFRONT CITY OF RAMSEY, MINNESOTA
SHEET TITLE: ELEVATION VIEW
PROJECT #: 2808
DATE: 08/21/25
DRAWN BY: JMW
REVISIONS:
A2.2

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1 AMENITY TYPE 02 - PARK SUPPORT BUILDING / BATHROOM (AM-02)
NTS

P-25.121-102

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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mriverbloo@cityoframsey.com
p 763.433.9863

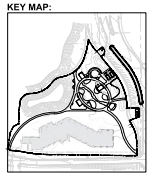
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DFI LANDSCAPE ARCHITECTS
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cevens@damonfarber.com
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Civil Engineer (Site) = C
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Aquatic Consultant (Site) = XF
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p 952.356.8047

KEY MAP:



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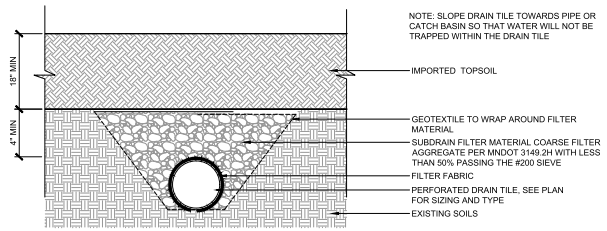
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

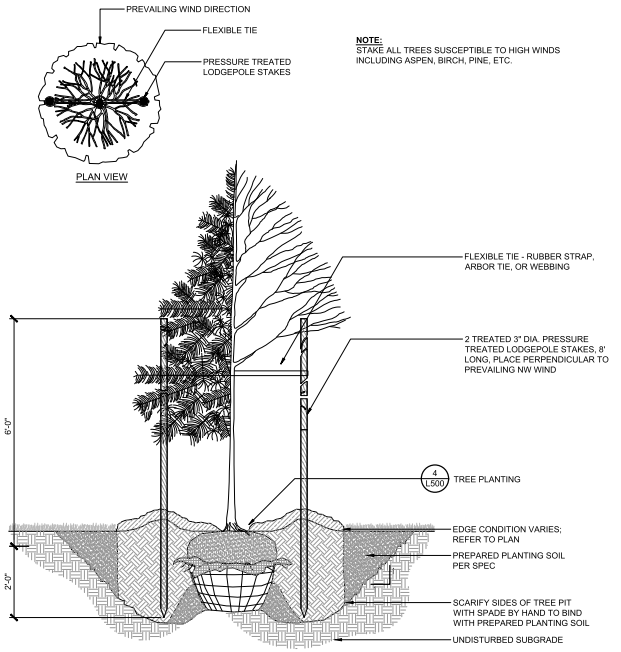
SITE DETAILS

L550



5 DRAIN TILE OVER SOFTSCAPE

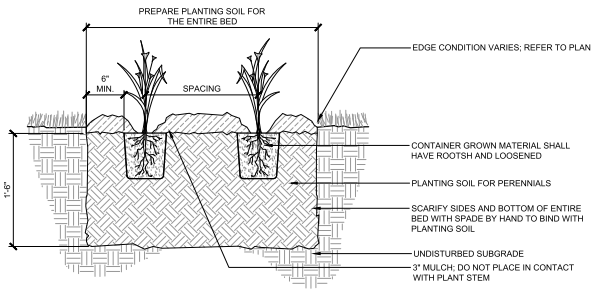
3" = 1'-0"



2 DETAIL - TREE STAKING

3/4" = 1'-0"

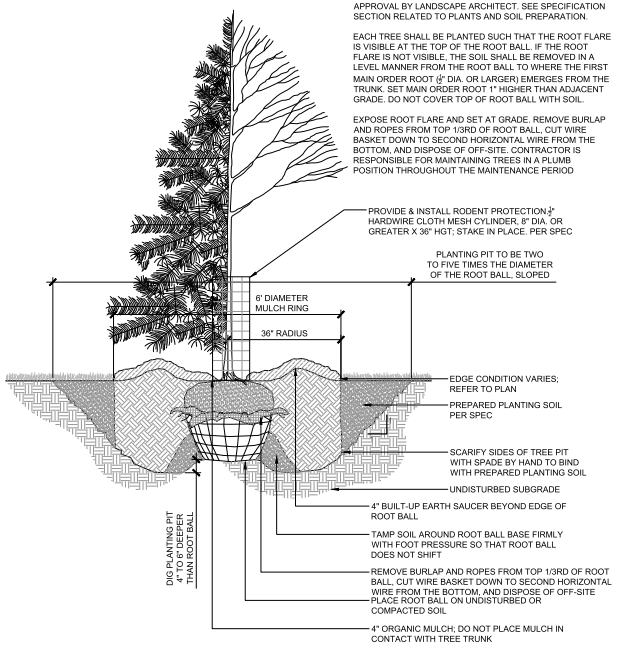
P-25.121-126



4 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0"

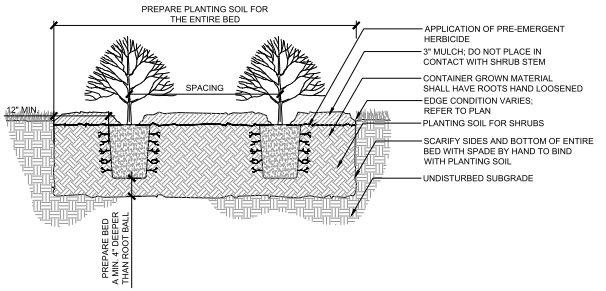
P-25.121-04



1 DETAIL - TREE PLANTING

3/4" = 1'-0"

P-25.121-01



3 DETAIL - SHRUB PLANTING

1" = 1'-0"

P-25.121-02

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DANIELIAN FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
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p 763.433.9863

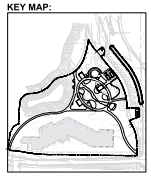
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p 952.356.8047

KEY MAP:



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October 17, 2025

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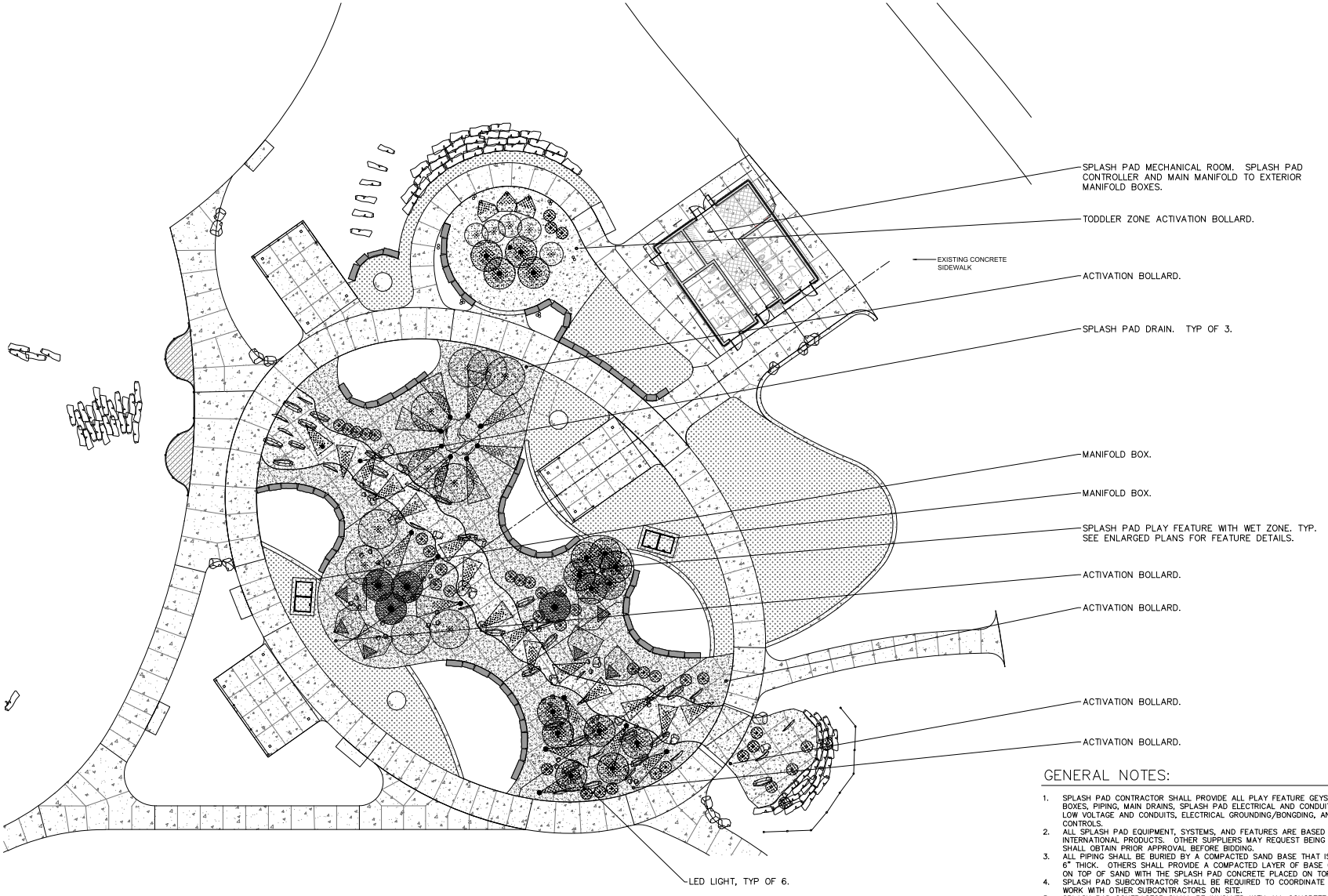
10.17.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked AG/TS - CE

ISSUED	DATE

PLANTING DETAILS

L590



GENERAL NOTES:

1. SPLASH PAD CONTRACTOR SHALL PROVIDE ALL PLAY FEATURE GEYSERS, MANIFOLD BOXES, PIPING, MAIN DRAINS, SPLASH PAD ELECTRICAL AND CONDUITS, SPLASH PAD LOW VOLTAGE AND CONDUITS, ELECTRICAL GROUNDING/BONGDING, AND ALL SYSTEM CONTROLS.
2. ALL SPLASH PAD EQUIPMENT, SYSTEMS, AND FEATURES ARE BASED ON VORTEX INTERNATIONAL PRODUCTS. OTHER SUPPLIERS MAY REQUEST BEING AN EQUAL BUT SHALL OBTAIN PRIOR APPROVAL BEFORE BIDDING.
3. ALL PIPING SHALL BE BURIED BY A COMPACTED SAND BASE THAT IS A MINIMUM OF 6" THICK. OTHERS SHALL PROVIDE A COMPACTED LAYER OF BASE COURSE MATERIAL ON TOP OF SAND WITH THE SPLASH PAD CONCRETE PLACED ON TOP.
4. SPLASH PAD SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE ALL OF THEIR WORK WITH OTHER SUBCONTRACTORS ON SITE.
5. SPLASH PAD CONTRACTOR SHALL BE INVOLVED WITH ALL CONCRETE POURS TO INSURE THAT THE GROUND GEYSERS ARE SET PLUMB AND THAT GEYSERS ARE PROTECTED FROM CONCRETE DAMAGE.
6. SPLASH PAD CONTRACTOR SHALL BACKFILL ALL OF THEIR EQUIPMENT FOR PROJECT.
7. CONTRACTOR SHALL PROVIDE CAPACITY SIGNS, NO LIFEGUARD, NO CHILDREN WITHOUT ADULT SUPERVISION, AND RULES SIGNS FOR THE SPLASH PAD. THESESIGNS SHALL MEET MINNESOTA CODE REQUIREMENTS. PROVIDE THREE FULL SETS OF SIGNS. CONTRACTOR SHALL HANG SIGNS AS DIRECTED DURING CONSTRUCTION.
8. ALL SPLASH PAD EQUIPMENT AND MATERIALS SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO ANY WORK BEING DONE ON THE SITE.

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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AQUATIC DESIGN SOLUTIONS LLC.
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KEY MAP:



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Registration# 41461

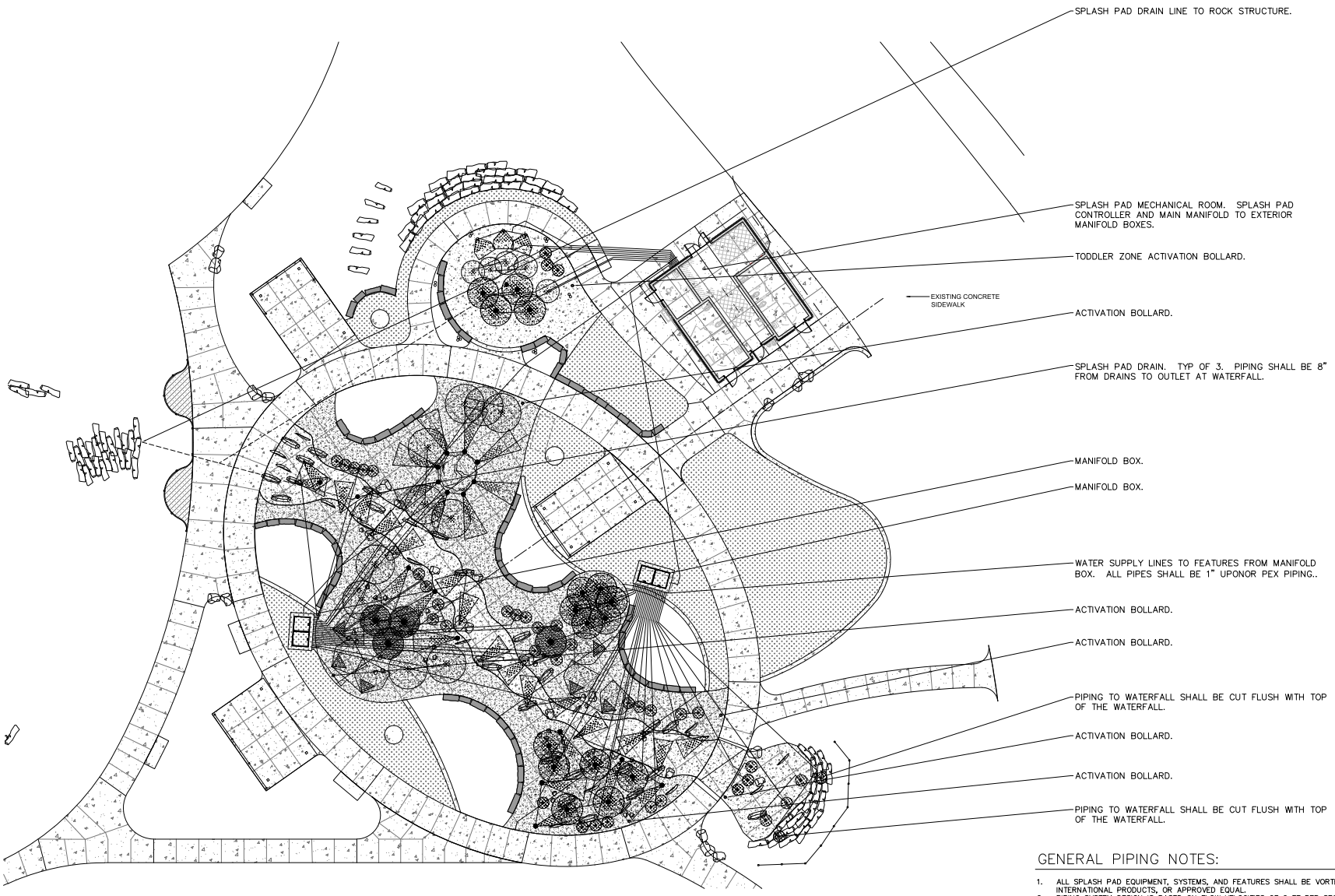
10.15.2025
Signature Date

City of Ramsey Project # 25 - 28
Scale AS NOTED
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ISSUED	DATE

SPLASH PAD LAYOUT PLAN

PL100



SYMBOLS

SPLASH PAD FEATURE LINES

SPLASH PAD GRAVITY DRAIN LINES

0 10 20 30

GENERAL PIPING NOTES:

1. ALL SPLASH PAD EQUIPMENT, SYSTEMS, AND FEATURES SHALL BE VORTEX INTERNATIONAL PRODUCTS, OR APPROVED EQUAL.
2. PIPING SYSTEM DESIGN IS BASED ON FLOW VELOCITIES OF 6 FT PER SECOND OR LESS UNDER PRESSURE.
3. A MANUAL CONTAINING ALL OPERATING INSTRUCTIONS AND EQUIPMENT MAINTENANCE REQUIREMENTS SHALL BE PROVIDED TO THE OWNER.
4. EACH VALVE SHALL BE PERMANENTLY TAGGED WITH AN IDENTIFYING NUMBER.
5. FLOW DIRECTION SHALL BE TAGGED ON ALL PIPING.
6. OPERATING, START-UP, DRAINING INSTRUCTIONS, AND SEQUENCES SHALL BE PERMANENTLY POSTED.
7. ALL VALVES SHALL BE THE SAME SIZE AS THE PIPE SIZE.
8. NOT ALL BELOW SLAB PIPING SHOWN. REFER TO OTHER SHEETS FOR ADDITIONAL PIPING INFORMATION.
9. PROVIDE PRESSURE GAUGES ON MAIN MANIFOLD IN BUILDING TO SET PRESSURE REDUCING VALVE.
10. ALL PIPING SHALL BE BURIED BY A COMPACTED SAND BASE THAT IS A MINIMUM OF 6" THICK. OTHERS SHALL PROVIDE A COMPACTED LAYER OF BASE COURSE MATERIAL ON TOP OF SAND WITH THE SPLASH PAD CONCRETE PLACED ON TOP.
11. COORDINATE ALL PIPING RUNS WITH OTHER CONSTRUCTION ON SITE.

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

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City of Ramsey Project # 25 - 28

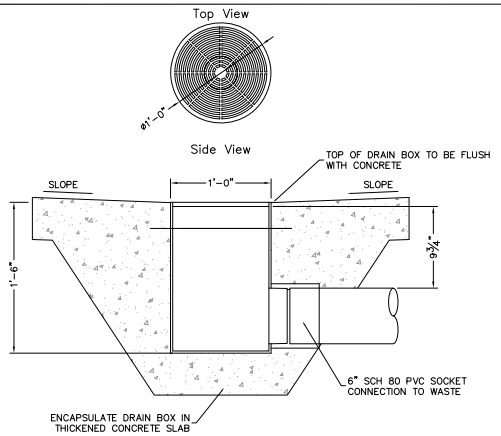
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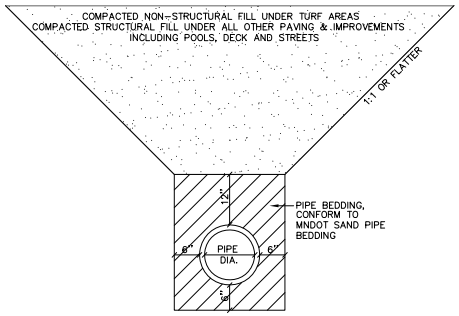
ISSUED	DATE

SPLASH PAD PIPING PLAN

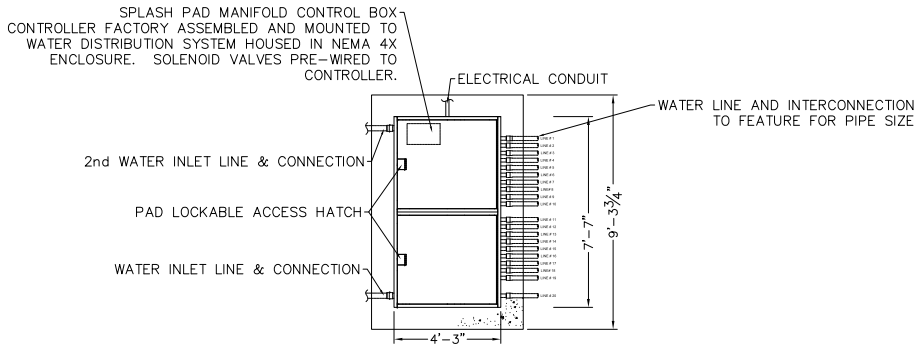
PL200



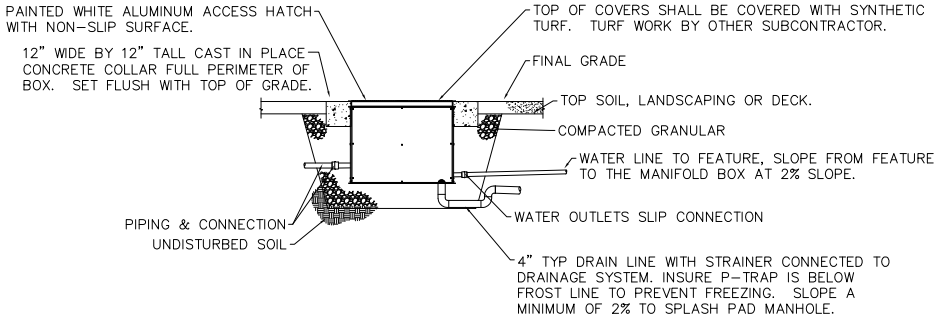
1 PL300 SINGLE PORT DRAIN BOX
NOT TO SCALE



3 PL300 PIPE BEDDING
NOT TO SCALE



PLAN VIEW



SECTION VIEW

2 PL300 SPLASH PAD MANIFOLD BOX
NOT TO SCALE

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

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KEY MAP:



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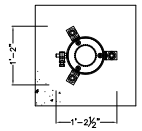
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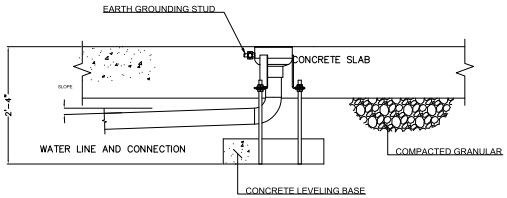
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SPLASH PAD PIPING DETAILS

PL300

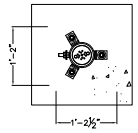


PLAN VIEW

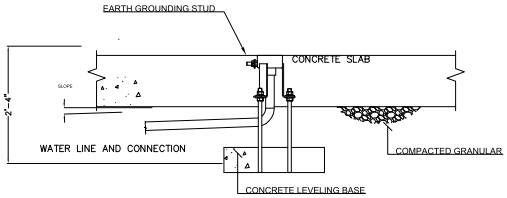


SECTION VIEW

1 PL400 GUSHER
NOT TO SCALE



PLAN VIEW



SECTION VIEW

4 PL400 WATER BLOOM NO. 1
NOT TO SCALE

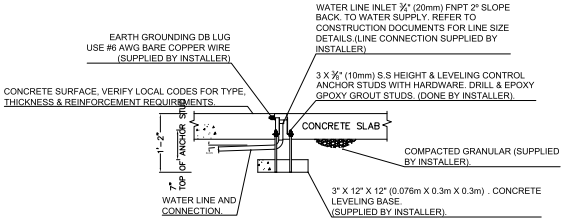




7 PL400 LED ACCENT LIGHT
NOT TO SCALE



PLAN VIEW

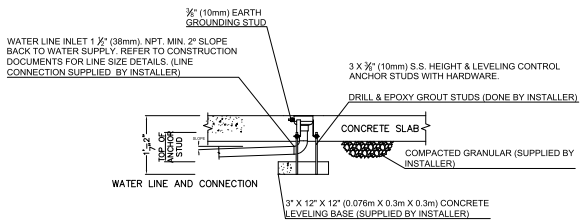


SECTION VIEW

2 PL400 GEYSER NO. 1
NOT TO SCALE



PLAN VIEW

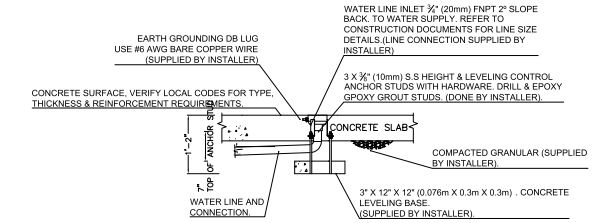


SECTION VIEW

5 PL400 SPARKLE NO. 1
NOT TO SCALE



PLAN VIEW

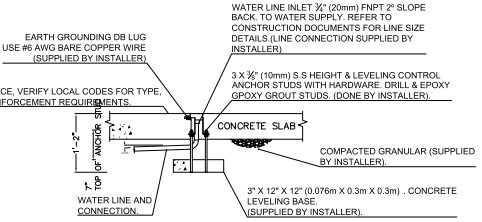


SECTION VIEW

8 PL400 WATER JELLY NO. 1
NOT TO SCALE



PLAN VIEW

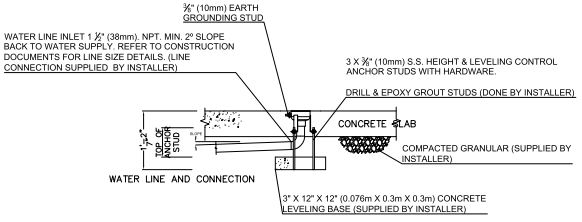


SECTION VIEW

3 PL400 DIRECTION JET NO. 1
NOT TO SCALE



PLAN VIEW



SECTION VIEW

6 PL400 JET STREAM NO. 2
NOT TO SCALE

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CITY OF RAMSEY = Owner
Contact: Mark Riverblood
mriverblood@cityoframsey.com
p 763.433.9853

Landscape Architecture = L
DF/ LANDSCAPE ARCHITECTS
Contact: Chuck Evans
cevans@damonfarber.com
p 612.332.7522

Civil Engineer (Site) = C
REHDER & ASSOCIATES, INC.
Contact: Nick Adam
nadam@rehder.com
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Electrical Engineer (Site) = E
NELSON-RUDIE & ASSOCIATES, INC.
Contact: Jeffrey Piehl
jeffrey.piehl@nelsonrudie.com
p 763.367.7600

Aquatic Consultant (Site) = AT
AQUATIC DESIGN SOLUTIONS LLC.
Contact: Jody Dahms
jody.dahms@aquaticdesignsolutionsllc.com
p 952.356.8247

KEY MAP:



100% DESIGN DEVELOPMENT SET

October 17, 2025

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Engineer under the laws of the State of Minnesota.

Name Jody Dahms
Registration# 41461

10.15.2025
Signature Date

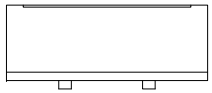
City of Ramsey Project # 25 - 28
Scale AS NOTED
Drawn - Checked

ISSUED	DATE

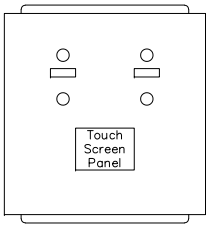
SPLASH PAD PLAY FEATURE DETAILS

PL400

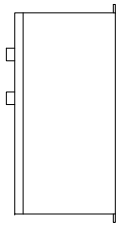
Control Panel Selection Chart:		
Selection	Model No.	Description
☐	CP-TSC	Touch Screen Controls



Top View

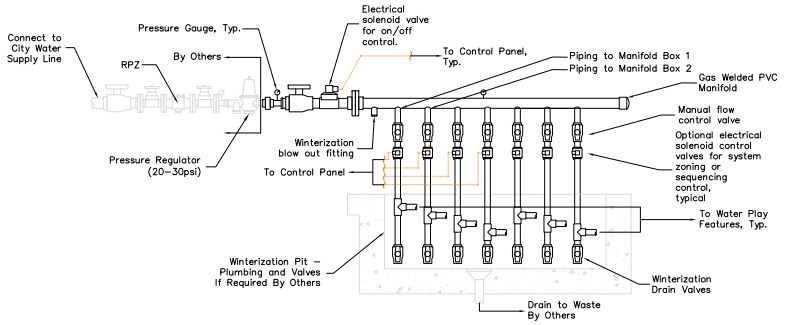


Front View



Side View

1 PL700 CONTROL PANEL
NOT TO SCALE



2 PL700 MECHANICAL ROOM MANIFOLD
NOT TO SCALE

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KEY MAP:



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Registration# 41461

10.15.2025
Signature Date

City of Ramsey Project # 25 - 28

Scale AS NOTED

Drawn - Checked

ISSUED	DATE

SPLASH PAD
PIPING
DETAILS

PL700

LIGHTING FIXTURES

SYMBOL	DESCRIPTION
	2X4 TROFFER / HBAY
	LINEAR FIXTURE
	WALL MOUNTED LINEAR FIXTURE
	DOWNLIGHT
	WALL WASHER
	PENDANT
	WALL SCONCE
	CIRCULAR HBAY
	WALL MOUNTED EXIT SIGNT / WITH REMOTE HEADS
	CEILING MOUNTED EXIT SIGNT / WITH REMOTE HEADS
	TRACK AND TRACK HEADS
	BATTER PACK WITH REMOTE HEADS
	REMOTE HEADS
	POLE MOUNTED SITE LIGHT
	BOLLARD LIGHT
	FLOOD LIGHT
	STRIP LIGHT

LIGHT FIXTURE SHADING

	NORMAL LIGHTING
	EMERGENCY LIGHT
	NIGHT LIGHT

SWITCHES & LIGHTING DEVICES

	STANDARD SWITCH
	DIMMER SWITCH
	OCCUPANCY SENSOR - WALL MOUNTED
	PILOT LIGHT
	MOTOR STARTER SWITCH
	GANGED LIGHT SWITCH
	PUSH BUTTON
	PHOTOCELL - WALL MOUNTED
	CEILING MOUNTED OCCUPANCY SENSOR

POWER

SYMBOL (CEILING / FLOOR / WALL)	DESCRIPTION	MOUNTING HEIGHT (CEILING / FLOOR / WALL)
	DOOR OPENER - PUSH PLATE	
	DISCONNECT - NON FUSED	
	DISCONNECT - FUSED	
	MOTOR STARTER - DISCONNECT	
	MOTOR STARTER	
CLG FLR 18"	JUNCTION BOX	
	MOTOR	
CLG	CORD REEL	
CLG	DROP CORD RECEPTACLE	
CLG FLR 18"	SINGLE RECEPTACLE	
CLG FLR 18"	DUPLEX RECEPTACLE	
CLG FLR 18"	QUADRUPLEX RECEPTACLE	
CLG FLR 18"	UPS DUPLEX RECEPTACLE	
CLG FLR 18"	UPS QUADRUPLEX RECEPTACLE	
	USB RECEPTACLE	18"
	USB + DUPLEX RECEPTACLE	18"
	USB + QUADRUPLEX RECEPTACLE	18"
CLG FLR 18"	SPECIAL RECEPTACLE	
FLR	STUB UP	
	THERMOSTAT	
	MULTI-OUTLET ASSEMBLY	
	PANEL	
	TRANSFORMER	
	METER	

SYSTEMS

SYMBOL (CEILING / FLOOR / WALL)	DESCRIPTION	MOUNTING HEIGHT (CEILING / FLOOR / WALL)
	WALL TELEPHONE - VOIP	48"
	SINGLE DATA OUTLET	CLG FLR 18"
	DUAL DATA OUTLET	CLG FLR 18"
	VOIP OUTLET	CLG FLR 18"
	VOIP + DATA OUTLET	CLG FLR 18"
	JUNCTION BOX	CLG
	SPEAKER	
	VOLUME CONTROL	
	MICROPHONE	
	CLOCK	
	BUZZER	
	BELL	
	EMERGENCY TELEPHONE	
	EMERGENCY TELEPHONE - BOLLARD	
	HELP BUTTON	
	WIRELESS ACCESS POINT	

FIRE ALARM

SYMBOL (CEILING / FLOOR / WALL)	DESCRIPTION	MOUNTING HEIGHT (CEILING / FLOOR / WALL)
	HORN STROBE	CLG 48"
	HORN	80"
	STROBE	80"
	DUCT SMOKE DETECTOR	
	DUCT SMOKE DETECTOR IONIZATION	
	DUCT SMOKE DETECTOR PHOTOELECTRIC	
	ELEVATOR SHAFT SMOKE DETECTOR	
	SMOKE DETECTOR	CLG
	SMOKE DETECTOR IONIZATION	CLG
	SMOKE DETECTOR PHOTOELECTRIC	CLG
	SMOKE DAMPER	
	HEAT DETECTOR	
	FLOW SWITCH	
	TAMPER SWITCH	
	MAGNETIC DOOR HOLD OPEN	FLR
	MANUAL PULL STATION	48"
	ADDRESSABLE MONITOR MODULE	
	FIRE SYSTEM ANNUNCIATOR PANEL	
	FIRE ALARM CONTROL PANEL	

SECURITY

SYMBOL (CEILING / FLOOR / WALL)	DESCRIPTION	MOUNTING HEIGHT (CEILING / FLOOR / WALL)
	CARD READER	
	CCTV - STATIC	
	CCTV - PAN, TILT, ZOOM	
	GLASS BREAK SENSOR	
	HELP BUTTON	
	KEYPAD / KEYPAD ARMING STATION	
	MOTION DETECTOR	
	REQUEST TO EXIT MOTION DETECTOR	
	ALARM CONTACTS	
	ELECTRIC LOCK	
	ELECTRIC STRIKE	
	MAGNETIC LOCK	
	SECURITY PANEL	
	HANDICAP PUSH BUTTON	

TYPICAL TAGS

SYMBOL	DESCRIPTION
	EQUIPMENT TAG
	KEYNOTE
	LIGHT FIXTURE SWITCH SYSTEM TAG
	LIGHT SWITCH SYSTEM TAG
EX	EQUIPMENT EXISTING TO REMAIN
AC	LOCATED ABOVE COUNTER
GFCI	GROUND-FAULT CIRCUIT INTERRUPTOR
WP	WEATHERPROOF

L1

Location: UTILITY ROOM
Mounting: SURFACE
Feed: TOP FEED
A.I.C... 10,000 A

System: 120/208 Wye , 3 PHASE, 4 WIRE, WITH GROUND BUS
Mains Type: MCB
Mains Rating: 400 A
Supply From: CT CABINET

	P#	Circuit Description	LOAD	TYPE	CB	P	A	B	C	A	B	C	P	CB	TYPE	LOAD	Circuit Description	P#	
1	--	IRRIGATION PUMP			50	3	2.9												2
3	--	--	--	--	--	--		2.9											4
5	--	--	--	--	--	--			2.9										6
7																			8
9																			10
11																			12
13																			14
15																			16
17																			18
19																			20
21																			22
23																			24
25																			26
27																			28
29																			30
31																			32
33																			34
35																			36
37																			38
39																			40
41																			42
		TOTALS: kVA					2.9	2.9	2.9	2.9	2.9	2.9							
		Amps					24	24	24	24	24	24							

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	8718 VA	125.00%	10898 VA	
				Total Conn. Load: 8.7 kVA
				Total Est. Demand: 10.9 kVA
				Total Conn. Current: 24 A
				Total Est. Demand Current: 30 A

ELECTRICAL SHEET INDEX

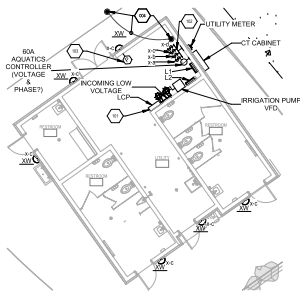
E000	ELECTRICAL TITLE SHEET, BUILDING PLAN, SCHEDULES & RISER DIAGRAM
E001	ELECTRICAL SITE PLAN

LIGHT FIXTURE SCHEDULE

ID	FIXTURE TYPE	MOUNTING TYPE	VOLTAGE	LAMPS	WATTAGE	QUANTITY	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES
XA	EXTERIOR POLE FIXTURE (12' POLE)	POLE MOUNTED	120 V	3,500LI4,000K LED	35 VA	17	TYPE III DISTRIBUTION, NATATORIUM SUITABLE, PHOTOCELL SENSOR ON EACH FIXTURE, FINISH TBD	LUMINIS	CT102 L2L35 40K MVOLT PM NLTH PH7 (FINISH) NT	
XC	EXTERIOR CATENARY LIGHTING	PENDANT ON CABLE	120 V	4,000K LED	40 VA	19	BRUSHED ACRYLIC ROD, 7W PER LAMP, CRI 83, OUTDOOR WET LOCATION RATED, STEP DOWN TRANSFORMER, FINISH TBD	HK LIGHTING	ZXL-CAT-ACRY-(FINISH)-12V-7-40-(FINISH) (IGT-50-120-12-MLV)	2
XP	EXTERIOR PENDANT	PENDANT	120 V	5,000LI4000K LED	40 VA	9	TYPE III DISTRIBUTION, NATATORIUM SUITABLE, FIELD CUTTABLE HANG STRAIGHT STEM, FINISH TBD	LUMINIS	CT151 L1L50 LD3 40K MVOLT STM STC NLTH FS SP (FINISH) NT	
XT	EXTERIOR LINEAR LIGHTING	SURFACE	120 V	LED, 4000K, 330 LUMENS/FT	180 VA	6	ALUMINUM, PRIME LENS, WET LOCATION RATED, 6 FOOT HARDWARE LEAD, 90 CRI, 5.8 W/FT, FINISH TBD	LUMENTRUSS	1450-PR-WSB-NO-NO-LENGTH-TW2-42-LP4-HW6-C-B	
XW	EXTERIOR WALL SCONCE	WALL	120 V	3,500LI4,000K LED	35 VA	6	FINISH TBD, BATTERY BACKUP	LUMINIS	CT103 L2L35 40K MVOLT WM NLTH FS PH7 SP EM7 (FINISH) NT	1

LIGHT FIXTURE SCHEDULE NOTES

1. ROMTEC TO PROVIDE RECESSED ELECTRICAL BOX. COORDINATE WITH ROMTEC DRAWINGS.
2. POLE PROVIDED BY OTHERS. COORDINATE WITH DAMON FARBER DRAWINGS.



1 E000 ENLARGED BUILDING PLAN
1/8" = 1'-0"

KEYNOTES	
#	DESCRIPTION
004	ELECTRICAL CONTRACTOR TO PROVIDE NO. 6 MAIN BONDING CONNECTION FROM BUILDING STEEL TO 6' OUTSIDE OF BUILDING. AQUATICS CONTRACTOR TO CONNECT BONDING WIRE TO AQUATICS FIXTURES & MAINFOLD BOXES AS NEEDED.
101	PROVIDE LIGHTING CONTROL PANEL ACUITY NLIGHT RELAY PANEL & SENSORVIEW SOFTWARE (OR APPROVED EQUAL). PRODUCT SPECIFICATIONS ARE: ACUITY NLIGHT SERIES ARP INTENCH/MLT PANEL (16 RELAY ENCLOSURE) WITH 16 RELAYS-MVOLT-BARRIERS-HINGED LOCKING DOOR-SURFACE MOUNT. PROVIDE NLIGHT GATEWAY & SENSORVIEW SOFTWARE. CAT5E CABLE CONNECTION INTERFACE TO LOCAL AREA NETWORK. PROVIDE ONE DAYS OF CONTROL SYSTEM START-UP, PROGRAMMING & TRAINING BY AUTHORIZED MANUFACTURER'S PERSONNEL. REFER TO LIGHTING CONTROL SCHEDULE FOR MORE INFORMATION.
102	EXTERIOR LIGHTING CONTROLLED BY GANGED MANUAL SWITCHES. REFER TO LIGHTING CONTROL SCHEDULE FOR MORE INFORMATION.
103	PROVIDE ROOF MOUNTED PHOTOCELL & CONNECT TO LIGHTING CONTROL SYSTEM. COORDINATE LOCATION WITH ROMTEC DRAWINGS.
501	PROVIDE RATED SERVICE RATED PANEL & SERVICE RATED MAIN CIRCUIT BREAKER.
502	CONCRETE UTILITY TRANSFORMER EQUIPMENT PAD INSTALLED BY CIVIL CONTRACTOR IN ACCORDANCE WITH UTILITY SPECIFICATIONS.
503	SERVICE RATED CT CABINET & UTILITY METER SOCKET PROVIDED BY UTILITY COMPANY. INSTALLED BY ELECTRICAL CONTRACTOR.
504	PROVIDE CONNECTION TO PANEL. PANEL IS PROVIDED AS PART OF BUILDING BY ROMTEC & SHOWN FOR REFERENCE ONLY.

LIGHTING CONTROL SCHEDULE

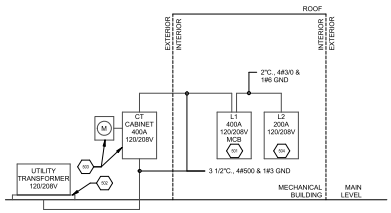
ZONE CONTROL	ZONE DESCRIPTION	ZONE LOCATION	DIMMING	TIME OF DAY CONTROL	PHOTOCELL CONTROL	NOTES
x-a	EXTERIOR POLE MOUNTED LIGHTING	SIDEWALKS	NO	YES	YES	
x-b	EXTERIOR CATENARY LIGHTING	TODDLER AREA	NO	YES	YES	
x-c	EXTERIOR BUILDING MOUNTED	BUILDING	NO	YES	YES	
x-d	EXTERIOR PAVILION LIGHTING	PAVILIONS	NO	YES	YES	

LIGHTING CONTROL SCHEDULE NOTES

1. PROVIDE ENGRAVED LABELING FOR LOAD DESCRIPTION ON MULTI-GANG SWITCH COVERPLATE.

RISER DIAGRAM GENERAL NOTES

A. RISER IS SCHEMATIC ONLY & IS NOT INTENDED TO BE USED FOR DETERMINING PANEL ENTRANCE POSITIONS, CONDUIT FITTINGS, ETC.



2 E000 ELECTRICAL RISER DIAGRAM
NO SCALE

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

RAMSEY, MINNESOTA

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

NR
NELSON-RUDIE & ASSOCIATES, INC.
7900 XERXES AVE N MINNEAPOLIS, MN 55428
763.567.7400 | NELSONRUDIE.COM

CITY OF RAMSEY = Owner
Contact: Mark Rivertlood
mrivertlood@cityoframsey.com
p 763.433.9853

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DESIGN DEVELOPMENT SET

08/15/25

25-075

SEE VIEW TITLE FOR SCALE

PTL - JAP

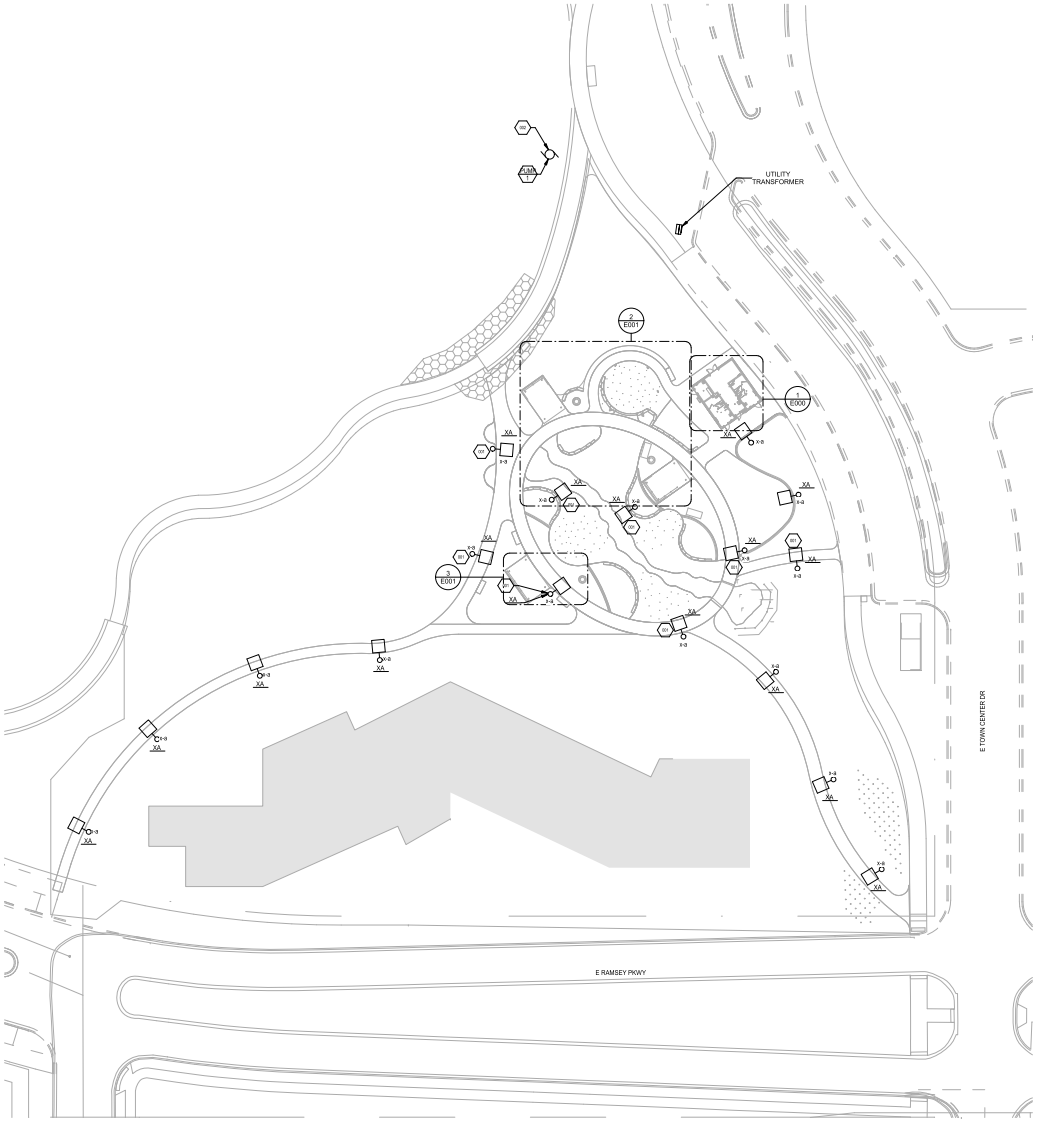
ISSUED	DATE

ELECTRICAL TITLE SHEET, BUILDING PLAN, SCHEDULES & RISER DIAGRAM

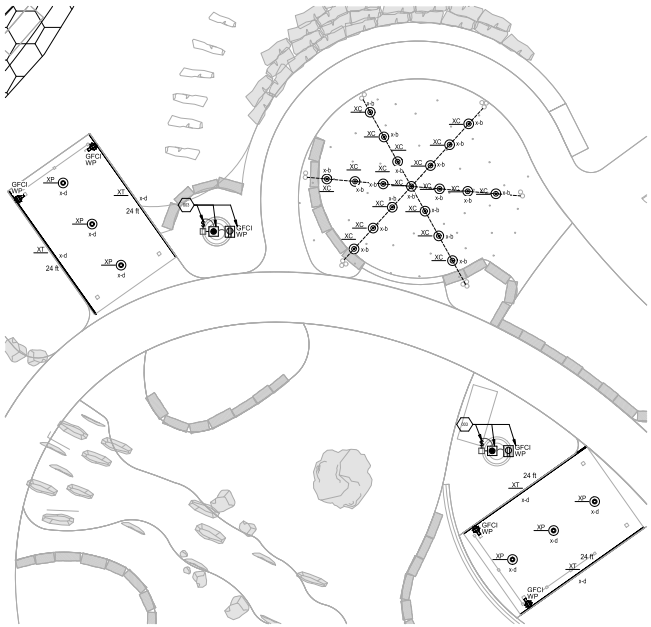
E000

GENERAL NOTES
A. ALL ELECTRICAL DEVICES SHALL BE CIRCUITED TO PANEL INDICATED UNLESS OTHERWISE NOTED.

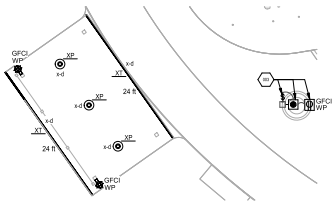
KEYNOTES	
#	DESCRIPTION
001	PROVIDE 2" EMPTY CONDUIT WITH PULLSTRINGS FOR FUTURE OWNER PROVIDED SPEAKER WIRE FROM MECHANICAL BUILDING. POLE TO BE CONFIGURED FOR FUTURE SPEAKER PROVIDED BY OWNER.
002	IRRIGATION PUMP. BASIS OF DESIGN IS 7.5 HP PUMP AT 208 VOLT 3 PHASE. LOCATION TO BE DETERMINED. CONNECT TO VFD IN UTILITY ROOM
003	PROVIDE RECEPTACLE AT POST FOR FIRE PIT. CONNECT TO DIAL TIMER & PROVIDE A TOGGLE SWITCH FOR ALL ELECTRONIC IGNITIONS. REFER TO SPECIFICATIONS FOR DIAL TIMER. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT & OWNER. VERIFY EXACT FIRE PIT REQUIREMENTS WITH MANUFACTURER.



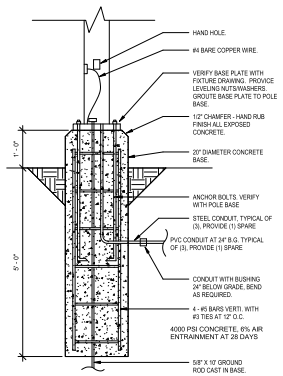
1 E001 ELECTRICAL SITE PLAN
1" = 30'-0"



2 E001 PARTIAL SITE PLAN - NORTH
1/8" = 1'-0"



3 E001 PARTIAL SITE PLAN - SOUTH
1/8" = 1'-0"



4 E001 POLE BASE DETAIL
NOT TO SCALE

City of RAMSEY

WATERFRONT WATERPLAY PARK IMPROVEMENT

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DESIGN DEVELOPMENT SET

10/17/25

25-075

SEE VIEW TITLE FOR SCALE

PTL - JAP

ISSUED	DATE

ELECTRICAL SITE PLAN

E001

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
BATHROOM BLDG / SHELTERS				
BATHROOM BLDG CONCRETE FOUNDATIONS/INST/	1	LSUM	$ 80,000.00	**$ 80,000**
SHELTERS CONCRETE FOOTINGS/INSTALL	3	LSUM	$ 20,000.00	**$ 60,000**
AQUATIC EQUIPMENT				
AQUATIC EQUIPMENT	1	LSUM	$ 450,000.00	**$ 450,000**
MECHANICAL				
SITEWIDE MECHANICAL (NOT SPLASHPAD)	1	LSUM	$ 40,000.00	**$ 40,000**
ELECTRICAL				
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**
EARTHWORK				
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**
PAVING/CONCRETE				
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**
LANDSCAPING				
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**
DECIDOIUS 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***
PRECONSTRUCTION SERVICES				$	**50,000**
CMAR FEES & REIMBURSABLES				$	**400,000**
GENERAL CONDITIONS				$	**125,000**
PERMITTING				$	**15,000**
UTILITY SERVICE PROVIDER FEES				$	**35,000**
BOND		1.00%		$	**21,932**
CONSTRUCTION CONTINGENCY		5.00%		$	**109,662**
BUILDERS RISK POLICY				$	**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 BENC	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





H+U CONSTRUCTION

MAKING SENSE OF CONSTRUCTION

UNDERSTANDING PROJECT DELIVERY + CONTRACTING METHODS







CONSTRUCTION CONTRACTING OPTIONS:

RELATIONSHIPS, RESPONSIBILITIES + RISK

Providing tailored contracting methods to best meet each Owner's specific needs.

CONSTRUCTION MANAGEMENT AT-RISK (CMAR)

CONSTRUCTION MANAGEMENT ADVISOR (CMA)

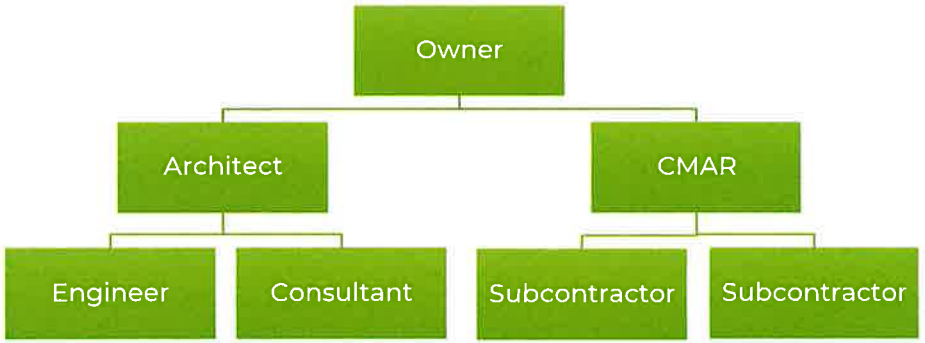
DESIGN-BID-BUILD GENERAL CONTRACTING (GC)



CONSTRUCTION MANAGER AT RISK (CMAR)

ROLE

- CMAR is usually chosen early in planning phase, responsible for design input and all construction
- CMAR serves as an Owner's Representative in the preconstruction phase
- CMAR provides a Guaranteed Maximum Price (GMP) after bids are received from subcontractors
- CMAR operates primarily as a General Contractor (GC) during construction
- CMAR and A/E contract separately with the Owner



CONSTRUCTION MANAGER AT RISK (CMAR)

PROS

- CMAR selection based on experience and qualifications, not only cost
- Early CMAR selection allows for greater budget confidence, design review, early procurement packages, and due diligence resulting in fewer changes and delays
- CMAR works to align + Maintain Owner budget, scope and schedule
- CMAR contracting allows for prequalification of subcontractors (MN 471.463) and best value procurement.
- A reputable CMAR will alleviate the Owner's burden of day-to-day problem solving
- CMAR provides a Guaranteed Maximum Price (GMP) equivalent to a GC bid following the bid phase.
- CMAR holds all construction contracts and issues all payments, reducing the number of payments issued by Owner
- Single point of accountability for quality and schedule compliance – CMAR holds contractual risk of schedule and quality.

CONS

- CMAR controls their own construction contingency which is in addition to the Owner's contingency
- CMAR may receive financial gains from Change Orders and may provide varying degrees of self-performed labor which is billed against budgeted allowances developed by the CMAR
- Owner and A/E are responsible for system of checks & balances during construction phase
- CMAR does not have a fiduciary responsibility to the Owner when at risk for overall cost and/or when self-performing work
- CMAR must provide bonds in addition to contractor bonds and must pay insurance fees on all construction costs
- GMP guarantees only the scope of work reflected in the contract documents and does not guarantee against changes or unforeseen conditions
- "Changes" create increases in the GMP while the CMAR may have a contingency balance that is returned at the end of the project.

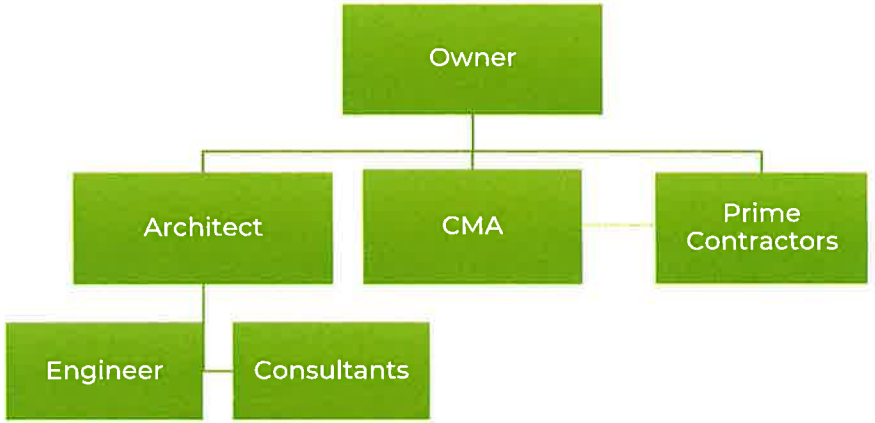


CONSTRUCTION MANAGER AS ADVISOR (CMA)

ROLE

- CMA is usually chosen early in planning phase, responsible for design input and all construction
- CMA is Owner's advocate – responsible for design input, construction and Owner's representation
- CMA serves as an Owner's Representative through all phases of the project
- Owner holds contracts with trade contractors
- CMA and A/E contract separately with the Owner

Construction Management is a professional management practice applied to construction projects from project inception to completion for the purpose of controlling time, cost, scope and quality.



CONSTRUCTION MANAGER AS ADVISOR (CMA)

PROS

- CMA selection based on experience and qualifications, not only cost
- CMA acts as an Owner's Representative in all phases
- Reduced cost associated with Bonding, Change Orders, sales tax, and mark-ups
- Early CMA selection allows for greater budget confidence, design review, and due diligence resulting in fewer changes and delays
- CMA works to align + maintain Owner budget, scope and schedule
- Owner controls contingencies and retains all cost savings
- CMA receives little to no financial gains from Change Orders
- Alleviates Owner's burden of day-to-day problem solving
- CMA often leads procurement of owner-provided services including commissioning, testing/inspections, etc.
- CMA typically manages an overall project budget, including construction and owner costs as opposed to only construction costs

CONS

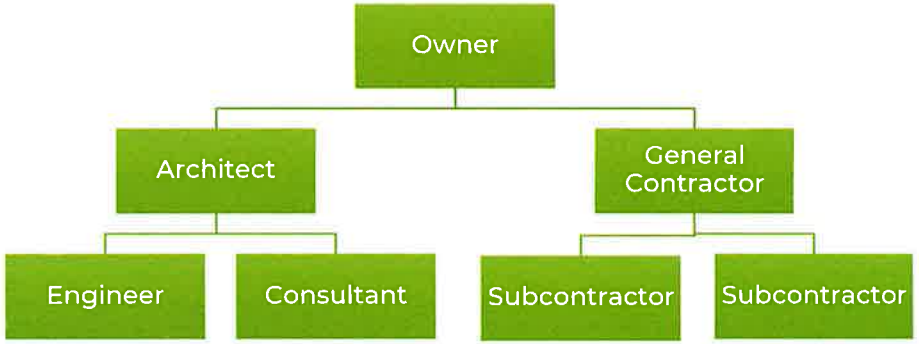
- Final project cost not confirmed until bids are received
- Owner will hold multiple contracts for construction
- Prime contactors are each contractually responsible for meeting quality standards
- Owner holds contractual risk for schedule and quality
- Many General Contractors are not qualified to serve as a CMA
- Potential for increased volume (but not cost) of change orders with multiple prime contracts
- Costs are guaranteed (bonded) by individual contractors, but the CMA does not provide an overall cost guarantee
- Multiple points of accountability with multiple prime contracts



GENERAL CONTRACTOR (GC)

ROLE

- Hired by Owner based on low bid for a scope of work after designs are completed
- GC is responsible for completing work in compliance with the bid documents but is not responsible for representing the Owner's interests.
- GC is responsible for all construction
- GC and A/E contract separately with the Owner
- Subcontractors contract directly with GC



GENERAL CONTRACTOR (GC)

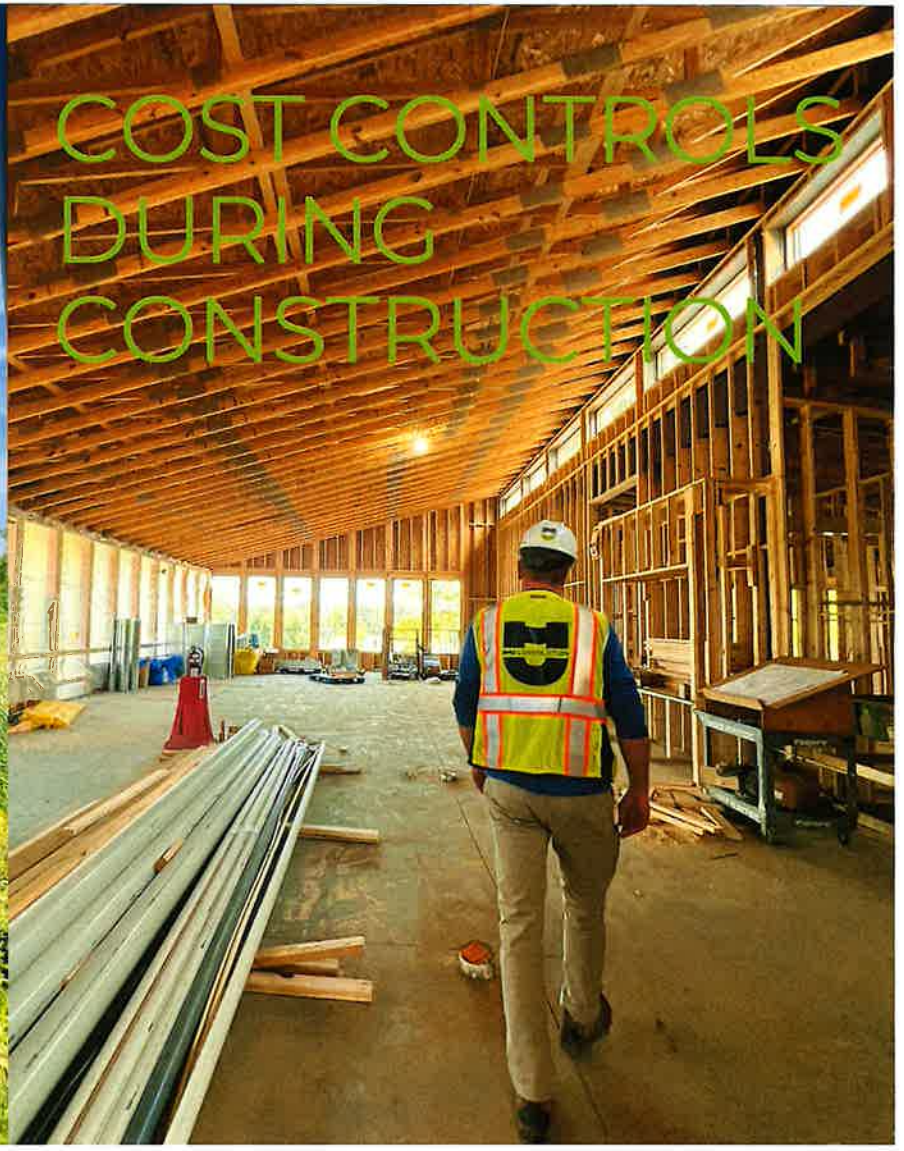
PROS

- GC provides a lump-sum bid once all designs are fully completed
- GC holds all construction contracts
- GC may self perform and/or expedite work with their own forces
- Single point of accountability for quality and schedule compliance
- GC holds schedule and quality risk

CONS

- GC serves self-interests to reduce their cost
- Low bidders may lack experience and expertise for the specific project
- No financial transparency and little to no opportunities for cost savings
- No preliminary cost estimates or involvement in the design phase
- GC receives financial gains from Change Orders
- No Owner participation in subcontractor selection
- Eliminates opportunity for fast-tracked or phased-bidding
- GC does not act as an Owner's Representative
- Owner and A/E are responsible for managing the overall project





COST CONTROLS DURING CONSTRUCTION



USE + CONTROL OF CONSTRUCTION CONTINGENCY

CONSTRUCTION MANAGER AT-RISK:

- CMAR contingency is in addition to Owner contingency
- CMAR determines, with Owner Approval, the contingency amount
- Owner and A/E have little to no input towards how contingency is used, and contingency use does not require Owner approval
- Owner typically retains all contingency savings upon completion, but CMAR does control their contingency, and it may be exhausted
- "Changes" result in GMP increases that may be offset by returned contingency

CONSTRUCTION MANAGER ADVISOR:

- Owner, with input from CMA, determines contingency amount
- Team approach provides checks and balances to ensure all contingency uses are valid
- All contingency use requires Owner approval
- Owner retains all contingency savings upon completion

GENERAL CONTRACTOR

- GC contingency is in addition to Owner contingency, and typically not disclosed to the Owner
- GC determines their own contingency amount based largely on risk tolerance
- GC contingency is included in the lump-sum bid and controlled entirely by the GC with no savings returned to the Owner upon completion



DEALING WITH CHANGE ORDERS

CONSTRUCTION MANAGER AT-RISK:

- CMAR works to reduce potential changes during the preconstruction phase
- CMAR reviews all change order costs for merit and value before costs are submitted for review by the design and Owner team, but Owner and design team are ultimately responsible for an independent cost review.
- CMAR may self perform work, causing them to include their own costs on Change Orders
- CMAR receives a single Change Order from the Owner resulting in a similar cost, but lower volume of changes compared to CMA
- "Changes" are increases to the GMP, not CMAR contingency usage.

CONSTRUCTION MANAGER ADVISOR:

- CMA works to reduce potential changes during the preconstruction phase
- CMA reviews all change order costs for merit and value before costs are submitted for review by the design and Owner team
- CMA does not typically self-perform work, and does not typically receive a financial benefit from Change Orders
- Several contractors may be affected by a Change Order, resulting in a higher volume, but not cost, of change orders

GENERAL CONTRACTOR

- GC is not involved prior to bidding and is not incentivized to reduce potential change orders
- GC should review all change order cost for merit and value before submitting for approval, but review is often lacking, adding review burden to Owner and A/E
- GC Markups are typically 10% to 15%, which is often significantly higher than CM markups
- GC profits from change orders and is not incentivized to reduce costs or changes
- GC receives a single Change Order from the Owner, often at a higher costs but with a lower volume of changes compared to CMA



ROLE OF CONSTRUCTION MANAGER

QUALIFICATION BASED SELECTION (RFP)



PRECONSTRUCTION SERVICES

- ESTIMATING
- VALUE ENGINEERING/COST CONTROL
- DESIGN & CONSTRUCTABILITY REVIEW
- PHASING/SCHEDULE & EARLY PROCUREMENT
- BID MARKETING



BIDDING

- BID MARKETING - QAULIFICATIONS
- LOW BID OR BEST VALUE AWARD
- PHASED BIDDING/EARLY PROCUREMENT



CONSTRUCTION SERVICES

- PHASING & SCHEDULING
- QUALITY CONTROL
- PAY APPLICATION PROCESS
- FULL-TIME SITE MANAGEMENT
- BUDGET MANAGEMENT
- CONTINGENCY
- CLOUD-BASED PROJECT MANAGEMENT TOOLS



H+U CONSTRUCTION
Complex Projects Solved

CONACT INFORMATION:

Joe Uhlhorn, Project Executive/Partner

juhlhorn@hu-construction.com

651.335.4634

www.hu-construction.com

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

The first attachment is the current list of future topics for work session discussions. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Tentative dates have been assigned. The second attachment includes Councilmember initiatives for future work session topics. Those items are up for discussion and, with consensus, will be added to the future topics list.

Recommendation:

For Council review - no formal action necessary.

Outcome/Action:

For Council review.

Attachments

Future Topics List

Councilmember Topic Requests

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/23/2025 08:54 AM
Form Started By: Katie Schmidt		Started On: 10/21/2025 02:23 PM
Final Approval Date: 10/23/2025		

	Tentative City Council Future Work Session Topics	
Proposed Date	Topic	Minutes (Estimate)
2025		
11/10	Fund Policy/Land Sale Reimbursement Policy	
11/10	CIP	
11/25	Final Budget Review	
11/25	Quarterly Police & Fire Update	
TBD	Septic Ordinance Review	
TBD	Quarterly Police & Fire Update (Jan/Apr/July/Oct - 2nd meeting)	
TBD	Consider Accepting Community Art Plan Donation	
TBD	Active Threat Training	
TBD	Water Treatment Facility Tour	90
TBD	Animal Ordinance	
TBD	Improve the Image of Ramsey Along the Hwy 10 Corridor Discussion	
TBD	Discuss Commercial Property Public Utility Connection Program	
TBD	Pollpad Update	
TBD	Subdivision Code	
TBD	Hwy 10 Pedestrian Overpass	
TBD	City Facility Safety Improvements	
TBD	Prevailing Wage Policy – CM: KB, EP	
TBD	Public Safety Deep Dive – CM: KB, CR	
TBD	Ramsey Christmas Market – CM: RH, DS	
TBD	Waterfront Venue Ideas – CM: RH, DS	

	Councilmember Initiatives for Future Work Session Topics
Proposed by CM	Topic
Buscher	Wage Theft Enforcement

CC Work Session

Meeting Date: 10/28/2025

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title:

Updates on Items of Interest

Purpose/Background:

Below are various updates on items of interest. This case is being provided as an FYI with no specific discussion planned. Staff will be able to answer questions during the work session if needed. If there are any other specific topics City Council would like to add to the case, please let staff know.

Historic Townhall

A grant application has been submitted for $40,000 to hire the necessary consultants to design plans to maintain the historic aspects for it to remain on the National Register of Historic Places, ADA accessibility and HVAC needs. Results of awarded funds will be released at the end of November 2025.

Veterans Memorial/Park

Staff will meet to discuss opportunities through upcoming park projects. Staff will further identify and discuss community partner relationship to advance this effort.

Waterfront Park

Approvals are underway to progress the project for completion on or about July 1, 2026.

- Sewer and water installation is occurring fall 2025.
- The bathroom/support building for the water play area was ordered fall 2025, anticipated delivery is March 2026.
- Council consideration for a Construction Manager at Risk contract is scheduled for October 28, 2025.
- To meet the desired completion deadline, grading activities will likely be completed fall 2025 in preparation for construction to begin early spring 2026.

Cannabis

Two pending retail locations are in the process of review by the Office of Cannabis Management. Following approval by the state, City Council will have a case to approve the Business License Registration.

Outdoor Wood Burning Boiler

Per the direction of the City Council, the Environmental Planning Board (EPB) reviewed the City's current ordinance. Amendments will be brought to the EPB to update language related to current state regulations. Following the EPB's recommendation, City Council will have a case to adopt the amendments into the code.

Recommendation:

Outcome/Action:

No action required.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/23/2025 03:42 PM
Form Started By: Brian Hagen		Started On: 10/21/2025 03:59 PM
Final Approval Date: 10/23/2025		