

GMP Submittal For

WATERFRONT PARK

Ramsey, MN



February 2, 2026

Waterfront Park

Ramsey, MN

GMP Amendment Submittal
February 2nd, 2026

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February 2, 2026

Mark Riverblood

Parks & Assistant Public Works Director
City of Ramsey
14199 Jasper Street
Ramsey, MN 55303

**RE: WATERFRONT PARK
Ramsey, MN**

Dear Mr. Riverblood:

H+U Construction is pleased to submit our Guaranteed Maximum Price (GMP) Amendment, dated February 2, 2026 for construction of the Waterfront Park.


H+U proposes to furnish all work for the project per the plans and specifications prepared by Damon Farber and their consultant dated December 18, 2025. The Guaranteed Maximum Price is **THREE MILLION SIX HUNDRED TWENTY-FOUR THOUSAND ONE HUNDRED EIGHTY-FOUR DOLLARS (\$3,624,184.00)**

The Guaranteed Maximum Price reflects cost associated with the project's approximate 5-month duration with a substantial completion date and open to the public on July 1, 2026.

Our Guaranteed Maximum Price remains in effect for 30 days from the date of this letter.

We appreciate the opportunity and look forward to working with you on this project. Please let us know if you require additional information or clarifications during your review of this GMP amendment submittal.

Sincerely,
H+U Construction


Joseph A. Uhlhorn
Project Executive

cc.

Andy Hoffmann – H+U

Luke Nelson – H+U

WATERFRONT PARK

PROJECT OWNER: City of Ramsey
PROJECT LOCATION: Ramsey, MN
ARCHITECT: Damon Farber
DATE: 02/02/26
PREPARED BY: H+U Construction

CONTRACT #	CONTRACT DESCRIPTION	APPARENT LOW BIDDER	BASE BID
610	General Construction	H+U Construction	\$445,232
1315	Splash Pad Piping, Equipment, and Electrical	Global Specialty Contractors	\$624,375
2200/2300	Plumbing and HVAC	B&D Mechancial	\$89,745
2600	Electrical	Erickson Electric Company, Inc.	\$254,900
3100	Earthwork and Stone Placement	Sauter and Sons	\$330,300
3210	Concrete Paving	Curbmasters	\$523,000
3290	Landscaping and Irrigation	Great Northern Landscaping	\$400,080
3290	Landscaping and Irrigation (ALTERNATE 2)	Great Northern Landscaping	\$30,739
00	ALLOWANCES - SEE ALLOWANCE PAGE	H+U Construction	\$141,000
00	General Conditions	H+U Construction	\$178,204
00	Project Reimbursables	H+U Construction	\$338,100
00	Bonds	H+U Construction	\$28,250
00	SAC Fees	City of Ramsey	\$0.00
00	Construction Contingency (5%)	H+U Construction	\$169,196
00	CM Fees (2%)	H+U Construction	\$71,062
	Design Fees & Consultants	EXCLUDED	\$0
		TOTAL GMP	\$3,624,184

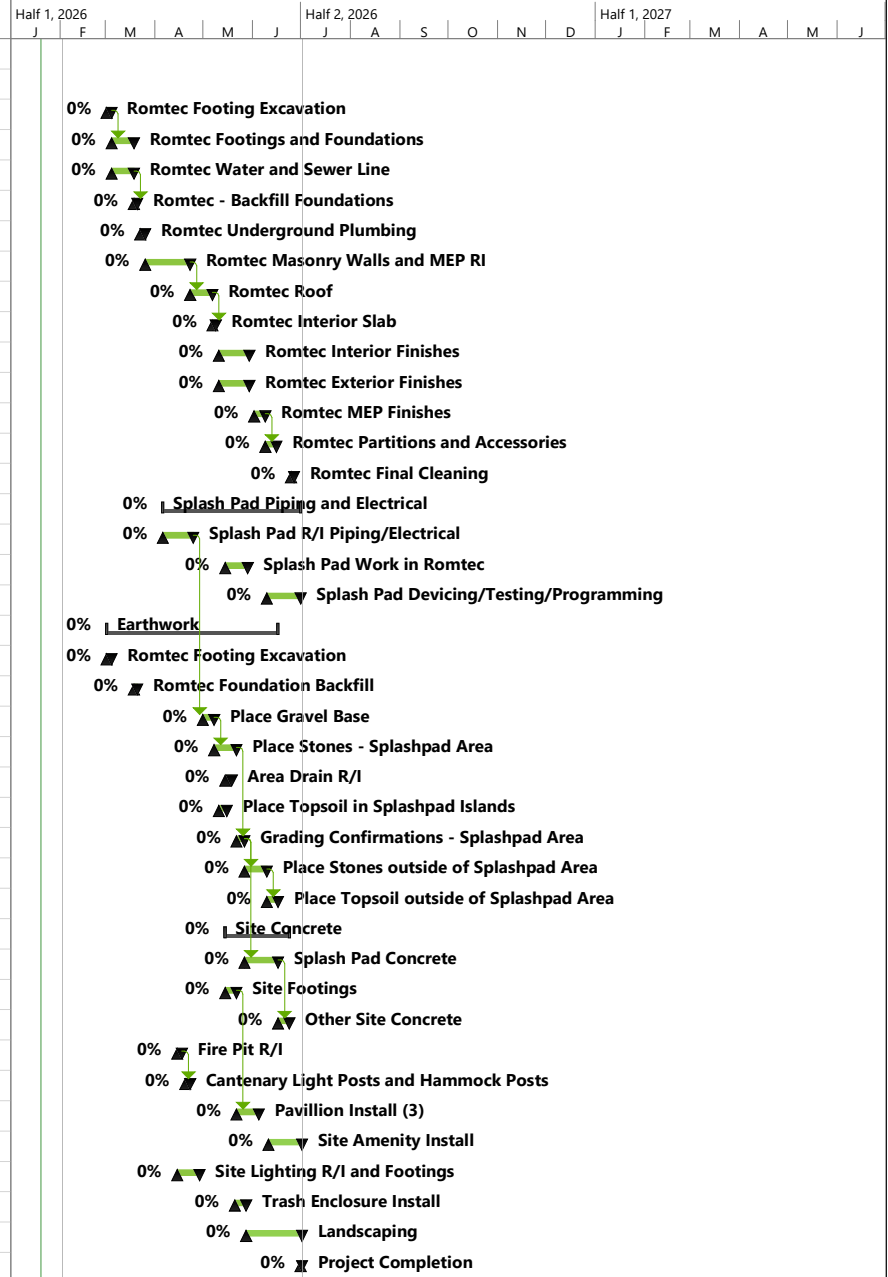
**H+U CONSTRUCTION ESTIMATED GENERAL CONDITIONS
RAMSEY WATERFRONT PARK**

Description	Quantity	Unit	Unit Cost	Total
PLAN REPRODUCTION	1	LS	\$1,500	\$1,500
MOBILIZE/DEMOBILE TRAILER	2	EA	\$2,500	\$5,000
TEMP STORAGE	5	MO	\$600	\$3,000
SAFETY & OSHA	5	MO	\$500	\$2,500
GENERATOR RENTAL	5	MO	\$2,500	\$12,500
TEMP WATER - USAGE	5	MO	\$225	\$1,125
DRINKING WATER	5	MO	\$40	\$200
TEMP HEATERS/FANS RENTAL	1	LS	\$15,000	\$15,000
TEMP HEATERS FUEL	4000	GL	\$3	\$12,000
FROST BLANKETS	1	LS	\$1,500	\$1,500
GROUND THAW RENTAL AND FUEL	2	MO	\$10,000	\$20,000
TEMP TOILETS	5	MO	\$400	\$2,000
CONSTRUCTION FENCING	1	LS	\$8,500	\$8,500
CONSTRUCTION SIGNAGE	1	LS	\$2,500	\$2,500
SNOW REMOVAL	1	LS	\$1,000	\$1,000
MISC EQUIP RENTAL	5	MO	\$500	\$2,500
EXPENDABLE TOOLS/SUPPLIES	5	MO	\$1,000	\$5,000
SKID STEER/ATTACHMENT RENTAL	5	MO	\$2,750	\$13,750
MEDICAL SUPPLIES	5	MO	\$100	\$500
TEMP FIRE PROTECTION	5	MO	\$250	\$1,250
GENERAL & PROFESSIONAL LIABILITY INSURANCE	0.75%	LS	\$3,625,168	\$27,189
FINAL CLEANUP	1	LS	\$10,000	\$10,000
TRASH REMOVAL	5	MO	\$1,200	\$6,000
POSTAGE/SHIPPING	5	MO	\$250	\$1,250
ROMTEC CHANGE	1	LS	\$440	\$440
CORE DRILLING OF STONES	12	EA	\$1,000	\$12,000
CONCRETE REPAIRS	1	LS	\$5,000	\$5,000
BOLLARDS AT ELECTRICAL PAD	4	EA	\$1,250	\$5,000
Total General Conditions:				\$178,204

*The General Conditions estimate above assumes approximately 5 months of construction, beginning in February 2026.



ID	Task Name	Duration	Start	Finish	Predecessors	Resi Nan	Baseline Start
1	THE WATERFRONT WATERPLAY						NA
2	Romtec Building						NA
3	Romtec Footing Excavation	3 days	Mon 3/2/26	Wed 3/4/26			NA
4	Romtec Footings and Foundations	10 days	Thu 3/5/26	Wed 3/18/26	3		NA
5	Romtec Water and Sewer Line	10 days	Thu 3/5/26	Wed 3/18/26			NA
6	Romtec - Backfill Foundations	2 days	Thu 3/19/26	Fri 3/20/26	5		NA
7	Romtec Underground Plumbing	3 days	Mon 3/23/26	Wed 3/25/26			NA
8	Romtec Masonry Walls and MEP RI	20 days	Thu 3/26/26	Wed 4/22/26			NA
9	Romtec Roof	10 days	Thu 4/23/26	Wed 5/6/26	8		NA
10	Romtec Interior Slab	2 days	Thu 5/7/26	Fri 5/8/26	9		NA
11	Romtec Interior Finishes	15 days	Mon 5/11/26	Fri 5/29/26			NA
12	Romtec Exterior Finishes	15 days	Mon 5/11/26	Fri 5/29/26			NA
13	Romtec MEP Finishes	5 days	Tue 6/2/26	Mon 6/8/26			NA
14	Romtec Partitions and Accessories	5 days	Tue 6/9/26	Mon 6/15/26	13		NA
15	Romtec Final Cleaning	2 days	Thu 6/25/26	Fri 6/26/26			NA
16	Splash Pad Piping and Electrical	62 days	Mon 4/6/26	Tue 6/30/26			NA
17	Splash Pad R/I Piping/Electrical	15 days	Mon 4/6/26	Fri 4/24/26			NA
18	Splash Pad Work in Romtec	10 days	Fri 5/15/26	Thu 5/28/26			NA
19	Splash Pad Devicing/Testing/Programm	15 days	Wed 6/10/26	Tue 6/30/26			NA
20	Earthwork	77 days	Mon 3/2/26	Tue 6/16/26			NA
21	Romtec Footing Excavation	3 days	Mon 3/2/26	Wed 3/4/26			NA
22	Romtec Foundation Backfill	2 days	Thu 3/19/26	Fri 3/20/26			NA
23	Place Gravel Base	5 days	Fri 5/1/26	Thu 5/7/26	17		NA
24	Place Stones - Splashpad Area	10 days	Fri 5/8/26	Thu 5/21/26	23		NA
25	Area Drain R/I	2 days	Fri 5/15/26	Mon 5/18/26			NA
26	Place Topsoil in Splashpad Islands	5 days	Mon 5/11/26	Fri 5/15/26			NA
27	Grading Confirmations - Splashpad Area	3 days	Fri 5/22/26	Tue 5/26/26	24		NA
28	Place Stones outside of Splashpad Area	10 days	Wed 5/27/26	Tue 6/9/26	27		NA
29	Place Topsoil outside of Splashpad Area	5 days	Wed 6/10/26	Tue 6/16/26	28		NA
30	Site Concrete	28 days	Fri 5/15/26	Tue 6/23/26			NA
31	Splash Pad Concrete	15 days	Wed 5/27/26	Tue 6/16/26	27		NA
32	Site Footings	5 days	Fri 5/15/26	Thu 5/21/26			NA
33	Other Site Concrete	5 days	Wed 6/17/26	Tue 6/23/26	31		NA
34	Fire Pit R/I	3 days	Wed 4/15/26	Fri 4/17/26			NA
35	Cantenary Light Posts and Hammock Post	3 days	Mon 4/20/26	Wed 4/22/26	34		NA
36	Pavillion Install (3)	10 days	Fri 5/22/26	Thu 6/4/26	32		NA
37	Site Amenity Install	15 days	Thu 6/11/26	Wed 7/1/26			NA
38	Site Lighting R/I and Footings	10 days	Wed 4/15/26	Tue 4/28/26			NA
39	Trash Enclosure Install	5 days	Thu 5/21/26	Wed 5/27/26			NA
40	Landscaping	25 days	Thu 5/28/26	Wed 7/1/26			NA
41	Project Completion	1 day	Wed 7/1/26	Wed 7/1/26			NA



Clarifications & Assumptions



Waterfront Park

City of Ramsey
February 2, 2026

Purpose:

Provide clarifications and assumptions, if any.

Clarifications, Assumptions, Exclusions:

1. The Guaranteed Maximum Price estimate is intended to provide a GMP for the overall project based on the Construction documents and clarifications listed within this Attachment. It is not intended to guarantee the cost of any individual subcontract or specific line item.
2. The Owner/Contractor Agreement provision and this Exhibit take precedence over any conflicting provisions in the Contract Documents.
3. This estimate does not provide for any Owner or Design contingencies.
4. Building Permit cost is included as an allowance.
5. Sales tax is included.
6. The schedule is contingent upon receiving the appropriate building permits prior to the commencement of construction.
7. The GMP includes costs for coring qty 12 rocks for spray heads.
8. This proposal includes a Construction Contingency for the sole and exclusive use of H+U Construction to cover those costs considered reimbursable as the Cost of the Work but not otherwise the basis of an Owner Change Order. The construction contingency excludes drawing changes which shows additional scope, details adding cost to the project or any other document changes. Unused contingency savings will accrue 100% to the Owner per the executed A133 between the City of Ramsey & H+U Construction.
9. The pricing for alternate #2 is included in the GMP.

Assumptions:

1. Utilities will be installed by service providers in May 2026.

Exclusions:

1. Hazardous material removal
2. Soil Corrections - It is assumed that excavated materials can be reused for backfill and soils on-site are sufficient to support the project elements.
3. Building Commissioning
4. Furniture, fixtures, and the Romtec building have been procured by the Owner under separate contracts. H+U's GMP includes costs for installing these items.



GMP AMENDMENT SUBMITTAL Allowances

Allowances*

A. Allowances INCLUDED in the GMP

Description	Amount
1. Grouting of Natural Stone	\$12,000
2. Asphalt Patching	\$ 2,500
3. Montana Fire Pits	\$45,000
4. Hammock and Catenary Poles	\$23,000
5. Building Permit/Plan Review	\$18,500

B. Allowances EXCLUDED from the GMP but required for the project

Description	Amount
1. Poligon Siding and Staining	\$12,000
2. Signage and Public Art	\$22,500
3. Topsoil Amendments	\$15,000
4. Additional Gravel Base	\$10,000
5. Rock Feature	\$4,000
6. Special Testing/Inspections	\$15,000
7. Additional Natural Stone	\$50,000

* An allowance on a construction project is a budget placeholder for a scope item that's known in concept but not yet defined in enough detail to price accurately. It's essentially a pre-set amount of money included to cover materials, equipment, or work where the exact selection, quantity, or specification will be decided later.



GMP SUBMITTAL Alternates

Alternate 1: “Exterior Pole Mounted Lighting” – (Note 005 on Sheet E001).

- A.** Base Bid: No work shall be performed – eliminate all associated work conduits, foundations, poles, and light fixtures.
- B.** Alternate: Provide all work (labor and materials complete) to construct and install (4) “x-a” exterior pole mounted light fixtures. See Light Fixture Schedule on Sheet E000.
- C.** The bid value of Alternate 1 is \$25,750.00.
- D.** This alternate is **NOT** included in the Base Bid GMP

Alternate 2: “Expand Irrigation System Around 7-acre Pond”.

- A.** Base Bid: No work shall be performed.
- B.** Alternate: Provide all work (labor and materials complete) to construct and install the expanded irrigation system including zones 13-16. Refer to irrigation plans for demarcation line indicating the base scope versus the expanded scope.
- C.** The bid value of Alternate 2 is \$30,739.00.
- D.** This alternate **IS** included in the Base Bid GMP



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Job #: J25027 Ramsey Waterfront Park

Ramsey, Minnesota 55303

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
General					
G000	COVER SHEET	0	12/18/2025		Bid Set (12/18/25)
G001	SITE ORIENTATION PLAN	0	12/18/2025		Bid Set (12/18/25)
G003	EXISTING CONDITIONS PLAN	0	12/18/2025		Bid Set (12/18/25)
G004	NOTES, ABBREVIATIONS & SYMBOLS	0	12/18/2025		Bid Set (12/18/25)
Civil					
C100	OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN	0	12/18/2025		Bid Set (12/18/25)
C101	UTILITY & EROSION CONTROL PLAN	0	12/18/2025		Bid Set (12/18/25)
C102	ENLARGEMENT KEY PLAN	0	12/18/2025		Bid Set (12/18/25)
C103	AREA A ENLARGEMENT PLAN	1	01/16/2026		Addendum 1 (01/16/26)
C104	AREA B ENLARGEMENT PLAN	1	01/16/2026		Addendum 1 (01/16/26)
C105	AREA C ENLARGEMENT PLAN	0	12/18/2025		Bid Set (12/18/25)
C106	AREA D ENLARGEMENT PLAN	1	01/16/2026		Addendum 1 (01/16/26)
C200	DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
C201	DETAILS	0	12/18/2025		Bid Set (12/18/25)
C300	SWPPP	0	12/18/2025		Bid Set (12/18/25)
Landscape					
L001	LANDSCAPE NOTES	0	12/18/2025		Bid Set (12/18/25)
L005	MATERIALS SCHEDULE	0	12/18/2025		Bid Set (12/18/25)
L006	MATERIALS SCHEDULE	0	12/18/2025		Bid Set (12/18/25)
L010	LANDSCAPE SCHEDULE	1	01/16/2026		Addendum 1 (01/16/26)
L110	MATERIALS PLAN NORTH	1	01/16/2026		Addendum 1 (01/16/26)
L111	MATERIALS PLAN SOUTH	1	01/16/2026		Addendum 1 (01/16/26)
L112	MATERIALS PLAN WEST	0	12/18/2025		Bid Set (12/18/25)
L120	FURNITURE PLAN NORTH	0	12/18/2025		Bid Set (12/18/25)
L140	SOILS PLAN	0	12/18/2025		Bid Set (12/18/25)
L150	TREE PLANTING PLAN	1	01/16/2026		Addendum 1 (01/16/26)
L151	UNDERSTORY PLANTING PLAN NORTH	1	01/16/2026		Addendum 1 (01/16/26)
L152	UNDERSTORY PLANTING PLAN SOUTH	1	01/16/2026		Addendum 1 (01/16/26)
L153	UNDERSTORY PLANTING PLAN WEST	0	12/18/2025		Bid Set (12/18/25)
L160	IRRIGATION PLAN - OVERALL	0	01/23/2026		Addendum 2 (01/23/26)
L210	ENLARGEMENT KEY PLAN	0	12/18/2025		Bid Set (12/18/25)
L211	MATERIALS ENLARGEMENT PLAN A	1	01/23/2026		Addendum 2 (01/23/26)
L212	MATERIALS ENLARGEMENT PLAN B	1	01/23/2026		Addendum 2 (01/23/26)



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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
L213	MATERIALS ENLARGEMENT PLAN C	1	01/23/2026		Addendum 2 (01/23/26)
L301	SITE SECTIONS	0	12/18/2025		Bid Set (12/18/25)
L310	SITE SECTIONS AND ELEVATIONS - WATERWALL	0	12/18/2025		Bid Set (12/18/25)
L311	SITE SECTIONS AND ELEVATIONS - WATERFALL	0	12/18/2025		Bid Set (12/18/25)
L500	SITE DETAILS	0	12/18/2025		Bid Set (12/18/25)
L510	SITE DETAILS	0	12/18/2025		Bid Set (12/18/25)
L511	SITE DETAILS	0	12/18/2025		Bid Set (12/18/25)
L520	SITE DETAILS	0	12/18/2025		Bid Set (12/18/25)
L530	SITE DETAILS	0	12/18/2025		Bid Set (12/18/25)
L540	SITE DETAILS	0	12/18/2025		Bid Set (12/18/25)
L590	PLANTING DETAILS	0	12/18/2025		Bid Set (12/18/25)
Splash Pad - Aquatic Engineering					
PL100	SPLASH PAD LAYOUT PLAN	0	12/18/2025		Bid Set (12/18/25)
PL101	ENLARGED SPLASH PAD LAYOUT PLAN	0	12/18/2025		Bid Set (12/18/25)
PL102	ENLARGED SPLASH PAD LAYOUT PLAN	0	12/18/2025		Bid Set (12/18/25)
PL200	SPLASH PAD PIPING PLAN	0	12/18/2025		Bid Set (12/18/25)
PL300	SPLASH PAD PIPING DETAILS	0	12/18/2025		Bid Set (12/18/25)
PL400	SPLASH PAD PLAY FEATURE DETAILS	0	12/18/2025		Bid Set (12/18/25)
PL500	SPLASH PAD PLAY FEATURE DETAILS	0	12/18/2025		Bid Set (12/18/25)
PL600	MECHANICAL ROOM LAYOUT PLAN	0	12/18/2025		Bid Set (12/18/25)
PL700	SPLASH PAD MECHANICAL ROOM DETAILS	0	12/18/2025		Bid Set (12/18/25)
Electrical					
E000	ELECTRICAL TITLE SHEET, BUILDING PLAN, SCHEDULES & RISER DIAGRAM	1	01/16/2026		Addendum 1 (01/16/26)
E001	ELECTRICAL SITE PLAN	1	01/16/2026		Addendum 1 (01/16/26)
Romtec					
G0	TITLE SHEET REVISION & SHEET SCHEDULE	1	01/16/2026		Addendum 1 (01/16/26)
G1	GENERAL NOTES SYMBOL LEGEND	1	01/16/2026		Addendum 1 (01/16/26)
G2	DESIGN CRITERIA & CODE SUMMARY	1	01/16/2026		Addendum 1 (01/16/26)
Romtec - Architectural					
A1.1	FLOOR PLAN	1	01/16/2026		Addendum 1 (01/16/26)
A1.2	ADA CLEARANCES	1	01/16/2026		Addendum 1 (01/16/26)
A1.3	ADA RESTROOM FIXTURE DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
A1.4	ADA RESTROOM FIXTURE DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
A2.1	EXTERIOR ELEVATION VIEWS	1	01/16/2026		Addendum 1 (01/16/26)
A2.2	EXTERIOR ELEVATION VIEWS	1	01/16/2026		Addendum 1 (01/16/26)
A3.1	SECTION VIEWS	1	01/16/2026		Addendum 1 (01/16/26)
A4.1	WALL FINISH SCHEDULE (INTERIOR/EXTERIOR)	1	01/16/2026		Addendum 1 (01/16/26)
A4.2	WALL FINISH DETAILS	1	01/16/2026		Addendum 1 (01/16/26)



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Job #: J25027 Ramsey Waterfront Park

Ramsey, Minnesota 55303

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A4.3	WALL FINISH DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
A4.4	WALL FINISH DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
A5.1	DOOR SCHEDULE	1	01/16/2026		Addendum 1 (01/16/26)
A5.2	DOOR DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
A5.3	SIGN DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
Romtec - Structural					
S7.1	FOUNDATION PLAN	1	01/16/2026		Addendum 1 (01/16/26)
S7.2	FOUNDATION DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
S7.3	FOUNDATION DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
S7.4	CMU WALL STEM WALL DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
S8.1	STRUCTURAL CMU PLAN	1	01/16/2026		Addendum 1 (01/16/26)
S8.2	STRUCTURAL CMU REBAR LAYOUT	1	01/16/2026		Addendum 1 (01/16/26)
S8.3	STRUCTURAL CMU DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
S8.4	STRUCTURAL CMU ELEVATION VIEWS	1	01/16/2026		Addendum 1 (01/16/26)
S8.5	STRUCTURAL CMU ELEVATION VIEWS	1	01/16/2026		Addendum 1 (01/16/26)
S9.1	ROOF FRAMING PLAN	1	01/16/2026		Addendum 1 (01/16/26)
S10.1	ROOF CONNECTION DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
S10.2	ROOF CONNECTION DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
Romtec - Roofing					
R1	ROOFING PLAN	1	01/16/2026		Addendum 1 (01/16/26)
R2	ROOFING DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
R3	SKYLIGHT DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
Romtec - Plumbing					
P1	PLUMBING SCHEDULE	1	01/16/2026		Addendum 1 (01/16/26)
P2	PLUMBING WATER PLAN	1	01/16/2026		Addendum 1 (01/16/26)
Romtec - Mechanical					
M1	MECHANICAL PLAN	1	01/16/2026		Addendum 1 (01/16/26)
Romtec - Electrical					
E1	ELECTRICAL SCHEDULE	1	01/16/2026		Addendum 1 (01/16/26)
E2	ELECTRICAL FLAN	1	01/16/2026		Addendum 1 (01/16/26)
E3	ELECTRICAL RISER DETAILS	1	01/16/2026		Addendum 1 (01/16/26)
Winter Blow Out					
WBO Winterization Blow Out	Winterization Blow Out by Mech Contractor	0	01/16/2026		Addendum 1 (01/16/26)



H+U Construction

Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
00 00 00	Cover Page	0	12/18/25		Bid Set
00 01 05	Table of Contents	0	12/18/25		Bid Set
00 11 13	Advertisement for Bids	0	12/18/25		Bid Set
00 41 00	Bid Forms	0	12/18/25		Bid Set
00 52 00	H+U Subcontract Agreement AIA A401 - Final - (1)	0	12/18/25		Bid Set
00 72 00	A201-2017 General Conditions - Final - (1)	0	12/18/25		Bid Set
01 - General Requirements					
01 10 00	Summary of the Work	0	12/18/25		Bid Set
01 11 10	Milestone Schedule	1	01/23/26		Addendum 2
01 12 00	Sub-Contract Work Scopes	0	12/18/25		Bid Set
01 12 00 - 0610	General Construction	1	01/23/26		Addendum 2
01 12 00 - 1315	Multiple Contract Summary	0	12/18/25		Bid Set
01 12 00 - 2200/2300	Plumbing & HVAC	1	01/16/26		Addendum 1
01 12 00 - 2600	Electrical	1	01/23/26		Addendum 2
01 12 00 - 3100	Earthwork & Stone Placement	1	01/23/26		Addendum 2
01 12 00 - 3210	Concrete Paving	1	01/23/26		Addendum 2
01 12 00 - 3290	Landscaping & Irrigation	1	01/16/26		Addendum 1
01 23 00	Alternates	0	12/18/25		Bid Set
01 25 00	Substitution Procedures	0	12/18/25		Bid Set
01 29 00	Payment Procedures	0	12/18/25		Bid Set
01 31 00	Project Management and Coordination	0	12/18/25		Bid Set
01 33 00	Submittal Procedures	0	12/18/25		Bid Set
01 40 00	Quality Requirements	0	12/18/25		Bid Set
01 50 00	Temporary Facilities and Controls	0	12/18/25		Bid Set
01 52 00	Safety	0	12/18/25		Bid Set
01 73 00	Execution	0	12/18/25		Bid Set
01 77 00	Closeout Procedures	0	12/18/25		Bid Set
01 78 23	Operation and Maintenance Data	0	12/18/25		Bid Set
01 78 39	Project Record Documents	0	12/18/25		Bid Set
01 79 00	Demonstration and Training	0	12/18/25		Bid Set
03 - Concrete					
03 55 00	Precast Architectural Site Concrete	0	12/18/25		Bid Set



H+U Construction

Number	Description	Revision	Issued Date	Received Date	Set
05 - Metals					
05 50 01	Landscape Metal Fabrications	0	12/18/25		Bid Set
05 52 13	Pipe and Tube Railings	0	12/18/25		Bid Set
09 - Finishes					
09 93 00	Staining and Transparent Finishing	0	12/18/25		Bid Set
10 - Specialties					
10 14 00	Dimensional Letter Signage	0	12/18/25		Bid Set
10 32 00	Manufactured Fire Feature	0	12/18/25		Bid Set
13 - Special Construction					
13 15 00	Splash Pad General	0	12/18/25		Bid Set
13 15 20	Splash Pad Excavation, Backfill, and Drainage	0	12/18/25		Bid Set
13 15 90	Splash Pad Identifying Devices	0	12/18/25		Bid Set
13 16 40	Splash Pad Water Play System and Features	0	12/18/25		Bid Set
13 16 70	Splash Pad Pipe and Pipe Fittings	0	12/18/25		Bid Set
13 16 80	Splash Pad Valves	0	12/18/25		Bid Set
13 16 90	Splash Pad Supports and Anchors	0	12/18/25		Bid Set
13 17 10	Splash Pad Cast-In-Place Concrete	0	12/18/25		Bid Set
13 17 30	Splash Pad Starting of Systems	0	12/18/25		Bid Set
13 34 23	Pre-Engineered Romtec Building	0	01/16/26		Addendum 1
26 - Electrical					
26 00 01	General Provisions	0	12/18/25		Bid Set
26 05 19	Low-Voltage Electrical Power Conductors and Cables	0	12/18/25		Bid Set
26 05 26	Grounding and Bonding for Electrical Systems	0	12/18/25		Bid Set
26 05 29	Hangers and Supports for Electrical Systems	0	12/18/25		Bid Set
26 05 33	Raceways and Boxes	0	12/18/25		Bid Set
26 05 53	Identification for Electrical Systems	0	12/18/25		Bid Set
26 05 73	Power System Studies	0	12/18/25		Bid Set
26 05 83	Wiring Connections	0	12/18/25		Bid Set
26 09 23	Lighting Control Devices	0	12/18/25		Bid Set
26 09 43	Network Lighting Controls	0	12/18/25		Bid Set
26 20 00	Low-Voltage Electrical Service Entrance	0	12/18/25		Bid Set
26 24 13	Switchboards	0	12/18/25		Bid Set
26 24 16	Panelboards	0	12/18/25		Bid Set
26 27 26	Wiring Devices	0	12/18/25		Bid Set
26 28 13	Fuses	0	12/18/25		Bid Set
26 28 16	Disconnect Switches	0	12/18/25		Bid Set
26 29 13	Motor Starters	0	12/18/25		Bid Set



H+U Construction

Number	Description	Revision	Issued Date	Received Date	Set
26 43 00	Surge Protection Devices	0	12/18/25		Bid Set
26 51 00	Lighting	0	12/18/25		Bid Set
27 - Communications					
27 05 28	Low Voltage Raceway System - Communications	0	12/18/25		Bid Set
28 - Electronic Safety and Security					
28 05 28	Low Voltage Raceway System - Security	0	12/18/25		Bid Set
31 - Earthwork					
31 00 00	Earthwork	0	12/18/25		Bid Set
31 10 00	Site Clearing	0	12/18/25		Bid Set
32 - Exterior Improvements					
32 13 13	Concrete Paving	0	12/18/25		Bid Set
32 13 16	Decorative Concrete Paving	0	12/18/25		Bid Set
32 13 73	Concrete Paving Joint Sealants	0	12/18/25		Bid Set
32 18 13	Synthetic Grass Surfacing	0	12/18/25		Bid Set
32 31 19	Decorative Metal Fences and Gates	1	01/16/26		Addendum 1
32 33 00	Site Furnishings	0	12/18/25		Bid Set
32 33 20	Site Shade Umbrellas	0	12/18/25		Bid Set
32 40 10	Stone Landscaping Structures	0	12/18/25		Bid Set
32 84 00	Underground Irrigation	0	01/23/26		Addendum 2
32 91 13	Soil Preparation	0	12/18/25		Bid Set
32 92 00	Turf and Grasses	0	12/18/25		Bid Set
32 92 19	Native Seeding	0	12/18/25		Bid Set
32 93 00	Plants	0	12/18/25		Bid Set
32 99 99	Waterfall Pumps & System Description	1	01/23/26		Addendum 2
33 - Utilities					
33 41 00	Storm Sewer Drainage	0	12/18/25		Bid Set

BID TABULATION

Alternate No. 1: Exterior Lighting
 Alternate No. 2: Sprinkler Expansion

Project: Waterfront Park - City of Ramsey
Bid Date: 01/27/2026

Bidder	BASE BID	Add 1 & 2	Alternate #1	Alternate #2
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WS 610: Carpentry Package

H+U Construction	\$ 445,232.00	x	\$ -	\$ -
Meisinger	\$ 507,700.00	x	\$ 15,500.00	\$ -

WS 1100: Splash Pad

Global Specialty Contractors	\$ 624,375.00	x	\$ -	\$ -

WS 2200-2300: Plumbing & HVAC

B&D Plumbing	\$ 89,745.00	x	\$ -	\$ -
Northland Mechanical	\$ 126,800.00	x	\$ -	\$ -
Cool Air Mechanical	\$ 165,300.00	x	\$ -	\$ -

WS 2600: Electrical

Erickson Electric	\$ 254,900.00	x	\$ 25,750.00	\$ -
Medina Electric	\$ 303,635.00	x	\$ 20,890.00	\$ -
Master Electric	\$ 374,800.00	x	\$ 30,495.00	\$ -

WS 3100: Earthwork

Sauter & Sons	\$ 330,300.00	x	\$ -	\$ -
Rachel Contracting	\$ 426,400.00	x	\$ -	\$ -
T. Scherber	\$ 667,000.00	x	\$ -	\$ -

WS 3210: Concrete Paving

Curb Masters	\$ 523,000.00	x	\$ -	\$ -
North Country Concrete	\$ 675,000.00	x	\$ -	\$ -

WS 3290: Landscaping

Great Northern Landscapes	\$ 400,080.00	x	\$ -	\$ 30,739.00
Autumn Ridge Landscaping (waterfall pump NOT included in number)	\$ 459,513.00	x	\$ -	\$ 43,736.00
Hoffman & McNamara	\$ 465,200.00	x	\$ -	\$ 46,700.00
Greenscape (waterfall pump NOT included in number)	\$ 493,000.00	x	\$ -	\$ 42,000.00
Margolis (waterfall pump NOT included in number)	\$ 495,110.00	x	\$ -	\$ 36,665.00

Total of Low Bids	\$ 2,667,632.00		\$ 25,750.00	\$ 30,739.00
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Note: 3 or more bidders were prequalified for each subcontract bid. Some elected to not submit bids



Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the ___ day of February in the year 2026, 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 28th day of October in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Waterfront Park
Ramsey, MN

THE OWNER:
(Name, legal status, and address)

City of Ramsey
14199 Jasper Street
Ramsey, MN 55303

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

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

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.

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**

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 three million six hundred twenty-four thousand one hundred eighty-four dollars (\$

init.

3,624,184.00), 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, 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.)

See attached GMP Cost Exhibit

§ 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
Alternate 2 – Expanded Irrigation	\$30,739

§ 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
Alternate 1 – Expanded site lighting	\$25,750	Acceptance withing 30 days of GMP date

§ 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)
None		

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.)

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Not later than () calendar days from the date of commencement of the Work.

By the following date: July 1, 2026

§ 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
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§ 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
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§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See attached list in GMP Packet

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See attached list in GMP Packet

Number	Title	Date
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§ 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
None		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item
See attached list in GMP Packet

Price

§ **A.3.1.6** Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See attached list of assumptions and clarifications included in GMP Packet

§ **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.)

None

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.)

None

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

OWNER *(Signature)*

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

(Printed name and title)

Init.