

Sullivan Lake Park - Estimated Construction Costs



Columbia Heights, MN

Date: November 25, 2024 | WSB #026551 | Prepared by Jordan Gedrose

The estimated construction costs below relate to site improvements based on the Sullivan Lake Park concept plan prepared by WSB in 2024. The following assumes implementation of each phase as a single project through a design / bid / build process. Costs are based on 2024 pricing at a site planning level suitable for budgeting purposes based on the vision of the development. Inflation should be applied over time based on economic factors. It should be expected that the costs will need to be refined through stages of the design process as more specifics related to the elements, products, and finishes associated with the project are considered in greater detail.

Phased development may be necessary based on available funding, priorities, and reasonable timeframe. The sequence of the phases below is suggested for consideration, but could either be consolidated or broken into smaller pieces based on the City of Columbia Heights' preferences and available funding:

- Phase 1 – Fitness court, walk connections, and seating area
- Phase 2 – Sport courts, parking expansion, paved trails, and seating area
- Phase 3 – Play area, shade structures, paved trails, and seating areas

Phase 1: Fitness Court					
No.	Item Description	Quantity	Units	Estimate Unit Price	Estimated Total Price
SITE WORK ITEMS					
1	MOBILIZATION (5%)	1	LS	\$3,794.95	\$3,795
2	REMOVALS (Play area walkways, play curb, and play surfacing)	1	LS	\$5,224	\$5,224
3	EARTHWORK (Grading for fitness court and walk connections)	1	LS	\$10,000	\$10,000
4	4" REINFORCED CONCRETE PAD FOR FITNESS COURT	2,775	SF	\$15	\$41,625
5	CONCRETE WALK CONNECTIONS TO FITNESS COURT	1	LS	\$13,650	\$13,650
6	BENCH	2	EA	\$1,200.00	\$2,400
7	EROSION CONTROL & SEEDING RESTORATION	1	LS	\$3,000.00	\$3,000
PHASE 1 SITE WORK SUBTOTAL:					\$79,694
CONTINGENCY (15%):					\$11,954
ESTIMATED CONSULTING FEE: DESIGN - CONSTRUCTION:					\$13,747
ALREADY PURCHASED CITY ITEMS					
1	FITNESS COURT EQUIPMENT AND INSTALLATION (Tiles, wall, equipment, and artwork)	1	LS	\$166,000.00	\$166,000
PHASE 1 TOTAL PROJECT COST:					\$271,395
Notes:					
1.Existing play equipment to be removed by Owner.					

Phase 2: Sport courts, parking, and trails					
No.	Item Description	Quantity	Units	Estimate Unit Price	Estimated Total Price
1	MOBILIZATION (5%)	1	LS	\$22,149	\$22,149
2	REMOVALS (Courts, court lights, walkways, curb, retaining wall, vegetation)	1	LS	\$44,310	\$44,310
3	EARTHWORK (Grading for courts, parking, and walkways)	1	LS	\$40,000	\$40,000
4	EROSION CONTROL (Silt fence, bio-roll)	1	LS	\$7,500	\$7,500
5	PARKING LOT EXPANSION (9 STALLS) (Curb and gutter, bituminous, ped ramp, striping, signage)	1	LS	\$20,100	\$20,100
6	BITUMINOUS TRAILS	800	SY	\$35	\$28,000
7	PICKLEBALL COURT (Soil corrections, bituminous, fencing, maintenance strip, surfacing, striping, net posts)	2	EA	\$54,125	\$108,250
8	HALF-COURT BASKETBALL (Soil corrections, bituminous, fencing, maintenance strip, surfacing, striping, goal system)	1	EA	\$47,800	\$47,800
9	COURT SEATING AREA WITH SHADE STRUCTURE (Shade structure, concrete pad, benches)	1	LS	\$26,100	\$26,100
10	COURT LIGHTING (4 light poles for pickleball court lighting)	1	LS	\$100,000	\$100,000
11	PORTABLE RESTROOM PAD AND ENCLOSURE (Vinyl coated chain link fence, concrete pad)	1	LS	\$6,165	\$6,165
12	SEEDING RESTORATION AND LANDSCAPE ENHANCEMENTS	1	LS	\$14,750	\$14,750
PHASE 2 SUB TOTAL:					\$465,124
CONTINGENCY (15%):					\$69,769
ESTIMATED CONSULTING FEE: DESIGN - CONSTRUCTION:					\$80,234
PHASE 2 TOTAL PROJECT COST:					\$615,126

Phase 3: Play area and trails					
1	MOBILIZATION (5%)	1	LS	\$26,503	\$26,503
2	REMOVALS (Walkways, vegetation)	1	LS	\$8,840	\$8,840
3	EARTHWORK (Grading for play container, walkways, and seating areas)	1	LS	\$40,000	\$40,000
4	EROSION CONTROL (Silt fence, bio-roll)	1	LS	\$7,500	\$7,500
5	BITUMINOUS TRAILS	560	SY	\$35	\$19,600
6	CONCRETE WALKS AROUND PLAY CONTAINER	3,900	SF	\$13	\$50,700
7	PLAY AREA (Play equipment, wood fiber surfacing, drain tile)	1	LS	\$192,500	\$192,500
8	SHADE CANOPY STRUCTURE AND PATIO AREA (Shade structure, decorative concrete, picnic tables)	2	EA	\$82,960	\$165,920
9	SITE FURNITURE (Benches, bike racks)	1	LS	\$8,000	\$8,000
10	HAMMOCKING AREA	1	LS	\$12,000	\$12,000
11	SEEDING RESTORATION AND LANDSCAPE ENHANCEMENTS	1	LS	\$25,000	\$25,000
SUB TOTAL:					\$556,563
CONTINGENCY (15%):					\$83,484
ESTIMATED CONSULTING FEE: DESIGN - CONSTRUCTION:					\$96,007
PHASE 3 TOTAL PROJECT COST:					\$736,055
Notes:					
1. Lift station/restroom building and associated pavement to be removed by others.					

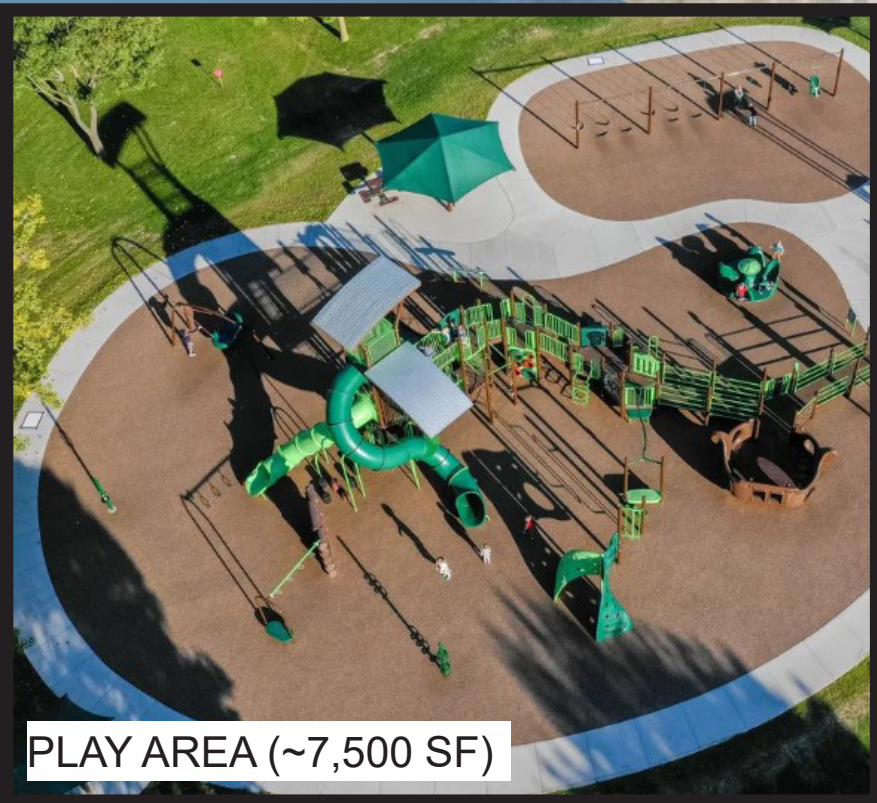
Precedent Imagery



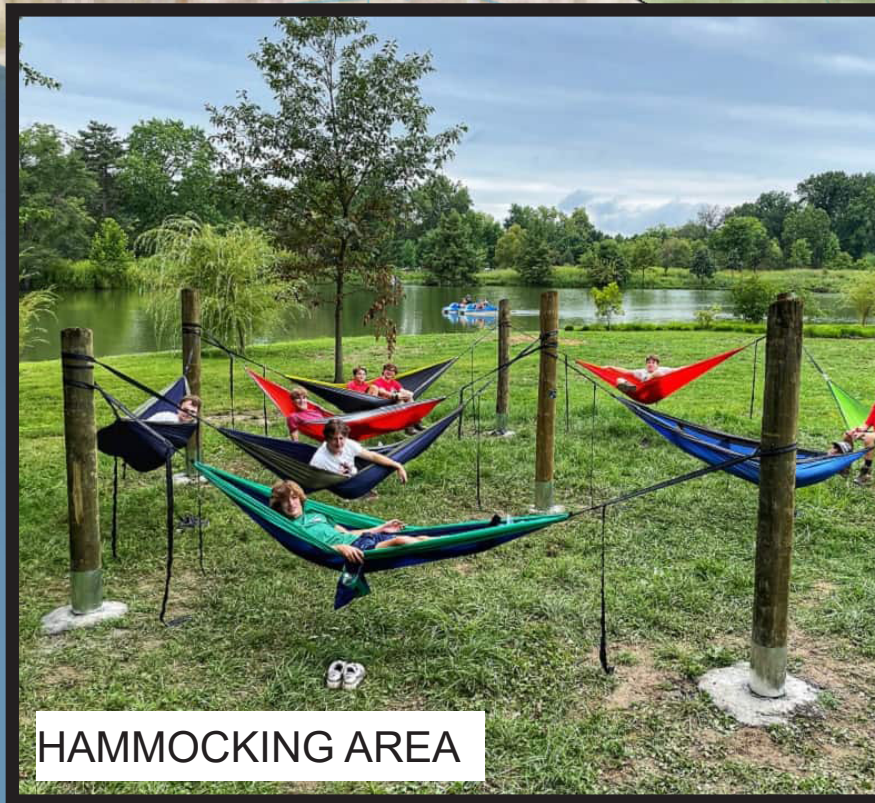
SHADE CANOPY AT SPORT COURT



SHADE CANOPY AT PLAY AREA



PLAY AREA (~7,500 SF)



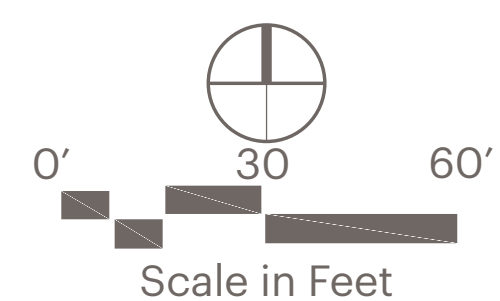
HAMMOCKING AREA

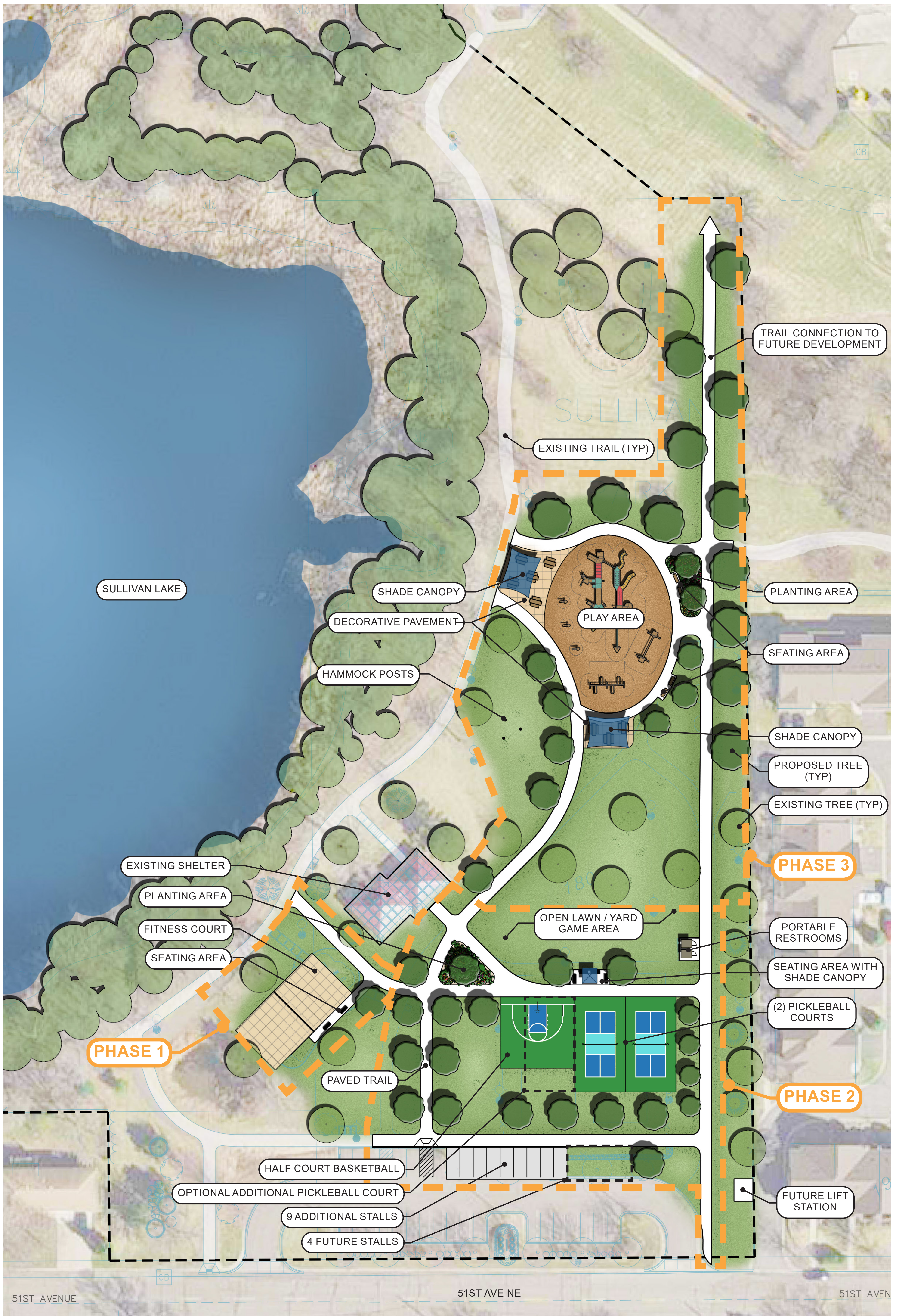


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Sullivan Lake Park | Concept Plan

Columbia Heights, MN
November 20, 2024 | WSB Project number: 026551-000





Sullivan Lake Park | Concept Plan - Phasing

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