



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Feasibility Report

For:

Columbarium at Itasca Calvary Cemetery

January 27th, 2025

Table of Contents

EXECUTIVE SUMMARY	1
PROJECT DESCRIPTION	3
PROJECT LOCATION.....	3
PROJECT COST AND PRICING STRUCTURE	5
PROJECT FINANCING	6
PROJECT SCHEDULE	6
COST EFFECTIVENESS	Error! Bookmark not defined.
APPENDIX A -Eickhof Rectangular Unit	7
APPENDIX B -Detailed Project Costs.....	8

EXECUTIVE SUMMARY

Columbarium's have become a popular request at many cemeteries and churches due to the ever-increasing number of cremations. The Itasca Calvary Cemetery has not provided this service in the past and there are many options and variations that can be installed.

Two Minnesota based companies design, construct and install columbarium's and have been reviewed for viability. Based on the information provided, it is recommended to purchase and install the 84-niche rectangular unit from Eickhof in Crookston, MN. The cost breakdown between the various units is shown below.

	Eickhof		Cold Spring	
Niches	64	84	32	60
# Urn Spaces	128	168	72	120
Shape	Octagon	Rectangular	Rectangular	Octagon
Cost	\$ 68,000	\$ 50,000	\$ 50,000	\$ 60,000
Foundation	\$ 10,000	\$ 10,000	\$ -	\$ -
Crane	\$ 1,000	\$ 2,000	\$ -	\$ -
Site Costs	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Total Cost	\$ 89,000	\$ 72,000	\$ 60,000	\$ 70,000
Cost per space	\$ 695	\$ 429	\$ 833	\$ 583
Cost per niche	\$ 1,719	\$ 1,119	\$ 2,188	\$ 1,333

This project is feasible. It will provide a needed service at the cemetery and will be financially sustainable.

Regards,



Matt Wegwerth, PE
Public Works Director / City Engineer

cc: Tom Pagel, City Administrator
Laura Pfeifer, Interim Finance Director

PROJECT BACKGROUND AND SCOPE

Cremation rates are on the rise and now outpace traditional burial. Even as more people choose cremation, inurnment options remain limited, often leaving family and friends without a permanent memorial to pay their respects.

One option for creating a permanent memorial is the installation of a columbarium. The word “columbarium” comes from the Latin word “columbary”, which is a structure for the nesting of doves; the dove being the symbol of spirit and peace. The related word, columbarium, refers to an above-ground burial vault for the containment of urns holding cremated remains. These are typically made of granite and can come in various shapes and sizes. Below are two examples:



PROJECT DESCRIPTION

The project includes the installation of a columbarium and necessary sidewalk at the Itasca Calvary Cemetery. Two designs are the most common, and they include a rectangle shape with niches on both sides or an octagon design with niches all the way around. Each of these provide both single units and double units.

PROJECT LOCATION

The proposed site is located southwest of the existing Chapel building. This area is currently an open space with a scattered few larger trees. Location maps are shown below:







PROJECT COST AND PRICING STRUCTURE

Two Minnesota companies design, construct and install columbaria. Eickhof is in Crookston, MN and Cold Spring Granite is in Cold Spring, MN. Below are cost estimates for several sizes and styles.

	Eickhof		Cold Spring	
Niches	64	84	32	60
# Urn Spaces	128	168	72	120
Shape	Octagon	Rectangular	Rectangular	Octagon
Cost	\$ 68,000	\$ 50,000	\$ 50,000	\$ 60,000
Foundation	\$ 10,000	\$ 10,000	\$ -	\$ -
Crane	\$ 1,000	\$ 2,000	\$ -	\$ -
Site Costs	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Total Cost	\$ 89,000	\$ 72,000	\$ 60,000	\$ 70,000
Cost per space	\$ 695	\$ 429	\$ 833	\$ 583
Cost per niche	\$ 1,719	\$ 1,119	\$ 2,188	\$ 1,333

Pricing structures can vary and depend on number, type and style of units. Below are two examples.

Cold Spring		Eickhof	
Proposed Pricing Structure - 60 Niche Octagon		Proposed Pricing Structure - 84 Niche Rectangular	
			Price per Niche
	Price per Niche	Upper Tier 12x12	\$ 2,400
Upper Tier	\$ 2,600	Upper Tier 8x8	\$ 1,200
Middle Tier	\$ 2,200	Lower Tier 12x12	\$ 2,000
Lower Tier	\$ 1,600	Lower Tier 8x8	\$ 1,000

For reference, a typical burial, including a monument can range from \$4,000 to \$10,000.

PROJECT FINANCING

The project will be funded by an internal loan from the City to the Cemetery. Revenues generated by the sale of the niches will repay the loan.

PROJECT SCHEDULE

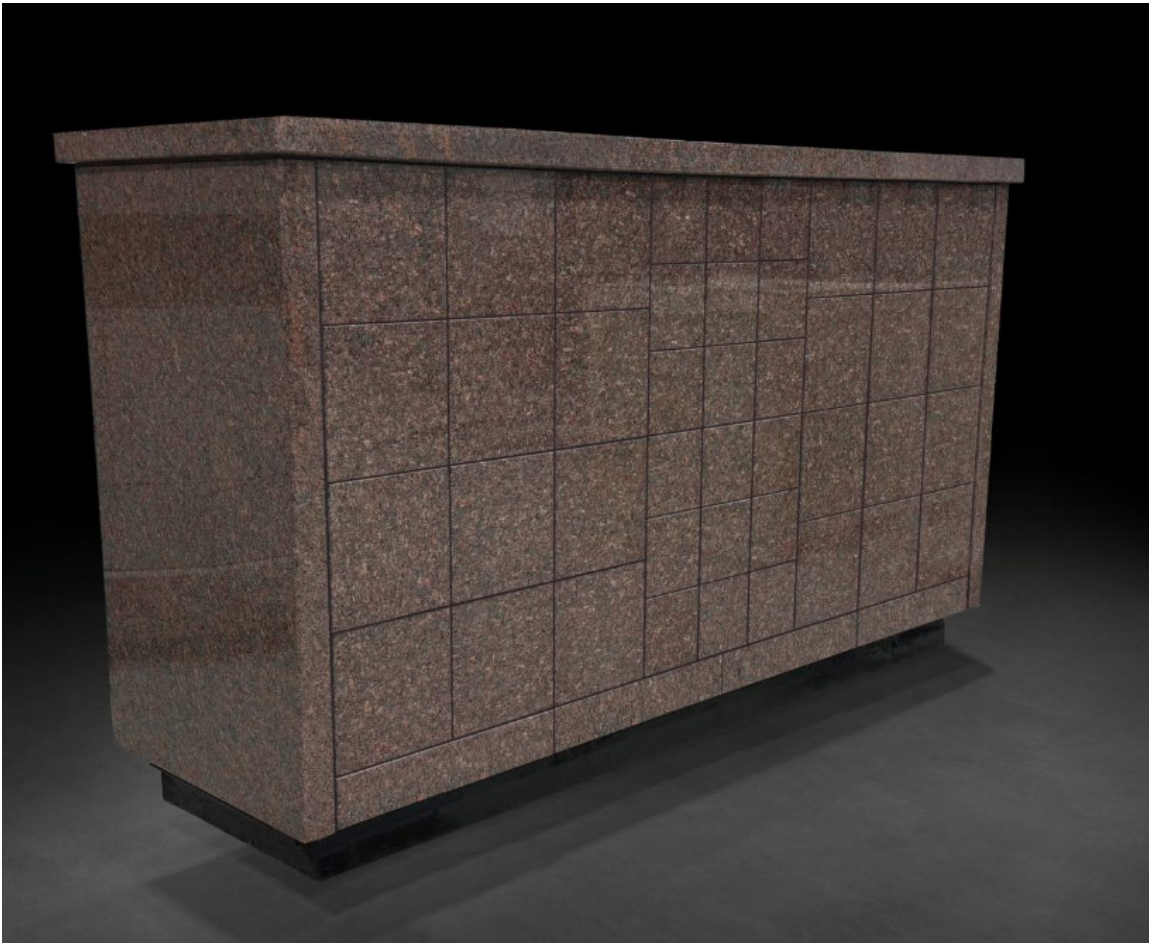
The project is tentatively scheduled to advance as follows:

Council Worksession	January 27, 2025
Council Consider Ordering Columbarium	February 10, 2025
Site Grading and Sit Preparation	Summer 2025
Columbarium Installation	Summer/Fall 2025
Final Site Work	Fall 2025
Columbarium Complete	Late Fall 2025

RECOMMENDATION

It is recommended to move forward with the Eickhof 84-niche rectangular unit. This is the most cost-effective unit that provides the necessary service to the community.

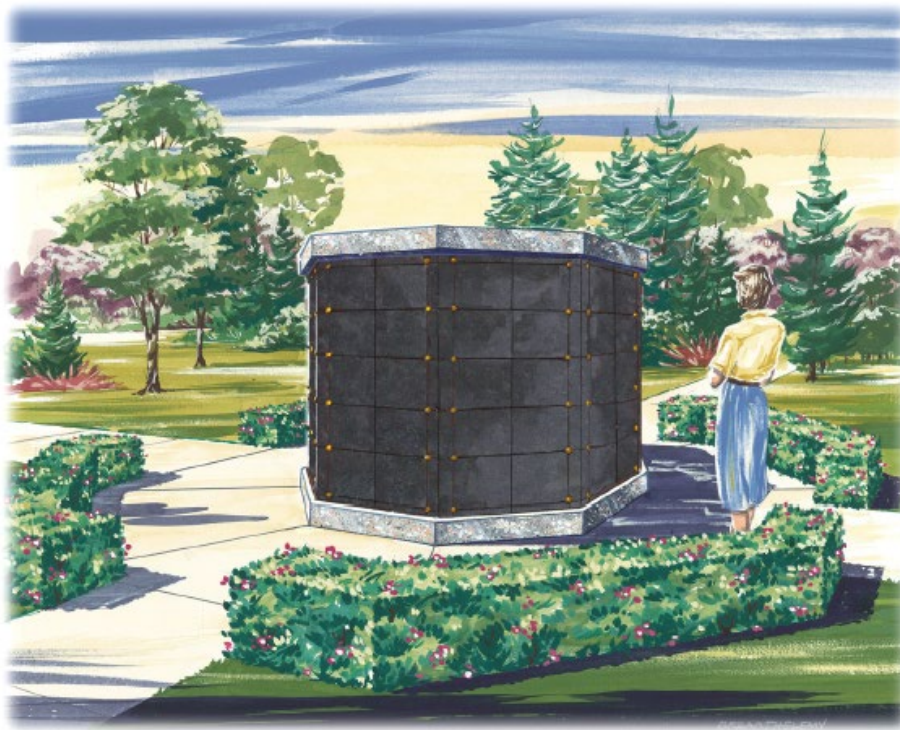
APPENDIX A -Eickhof 84-Niche Rectangular Unit



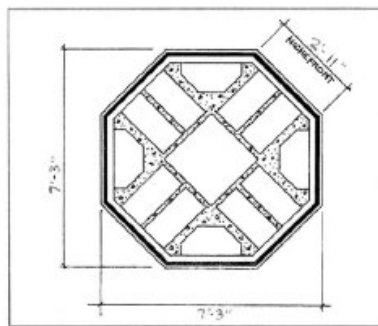
Two-Sided Rectangular Wall
168 Total Inurnment Spaces
84 Companion Niches

48 - 12" x 12" Companion Niches
36 - 8" x 8" Companion Niches

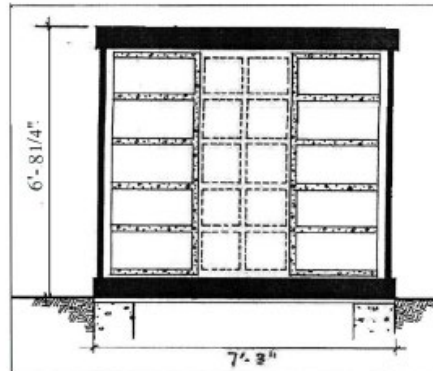
APPENDIX B – Cold Spring 60-Niche Octagon



5-HIGH OCTAGON PRE-ASSEMBLED COLUMBARIUM
 FIVE (5) NICHES HIGH WITH FORTY (40) DOUBLE DEPTH SPACES &
 TWENTY (20) COMPANION SIDE-BY-SIDE SPACES



PLAN



CROSS SECTION

GRANIT-BRONZ Mausoleum Division

GRANIT-BRONZ

Dwg5252-R98 Scale

1-800-328-5040

This design is property of Cold Spring Granite and protected by applicable copyright laws. Unauthorized use or duplication is prohibited.