



To: Martin Farrell, City of Dayton
From: Dan Williams, Principal Landscape Architect, Project Manager
Eleanor Brandt, Landscape Architect
Subject: Elsie Stephens Master Plan Update
Date: October 22, 2025

The Elsie Stephens Park Master Plan Update is a critical initiative for the City of Dayton, aimed at transforming the park into a premier destination for residents and visitors that integrates existing amenities with future developments. This project is essential for creating a cohesive and strategic park design that aligns with the City's mission to promote a thriving community and enhance connections to natural resources.

The City of Dayton acquired the site from the Stephens family in 2014 with the intent to preserve a unique and key location along the Mississippi River. This Master Plan Update seeks to create a cohesive design that integrates both existing and future amenities. The goal of the Master Plan Updated is to transform the park into a premier destination that highlights its unique riverfront location.

The City of Dayton retained MSA Professional Services to develop the Master Plan Update. Multiple public engagements were conducted to achieve a master plan that benefits a broad spectrum of the population and reflects the needs of a growing community. The process included the creation of a steering committee that guided the process with the consultants. In addition; community members were engaged through key stakeholder conversations, an online survey garnered public feedback, and a pop-up meeting was held at the park during the 2025 car show.

The Master Plan Update consists of 3 phases:

- Phase 1: Inventory and Analysis – site inventory and analysis, with steering committee visioning.
- Phase 2: Concept Development – stakeholder meetings and public engagement, schematic concept development.
- Phase 3: Master Plan – draft conceptual development and review, draft cost estimation, phasing suggestions, final master plan update development, and Parks Commission/City Council presentations.

The Master Plan Update undertaking began in April 2025 and concluded with the completion of this memo in October 2025. A presentation was given at the Parks Commission meeting on October 14, 2025, where the draft phasing and costs were discussed. The following week on October 21, 2025, MSA presented the Master Plan Update to the Dayton City Council, where the plan was formally adopted after discussion and with modifications as requested by the council. The phasing proposed is preliminary and open to adjustment in the future to best serve the needs of the community. The plan was adopted by the City Council without phasing or costing to provide flexibility in the future park development. The following documents provide an overview of the Master Plan Update process. The inventory and analysis, steering committee visioning, and public engagement created the foundation for concepting ideas to enhance the site. The Master Plan Update was developed from the most desired elements as understood from engagement feedback and provides a roadmap for the future of Elsie Stephens Park.

MEMO

October 22, 2025

PHASE 1 INVENTORY & ANALYSIS

Attachments:

Site Inventory & Analysis (4 pages)

Survey Summary (4 pages)

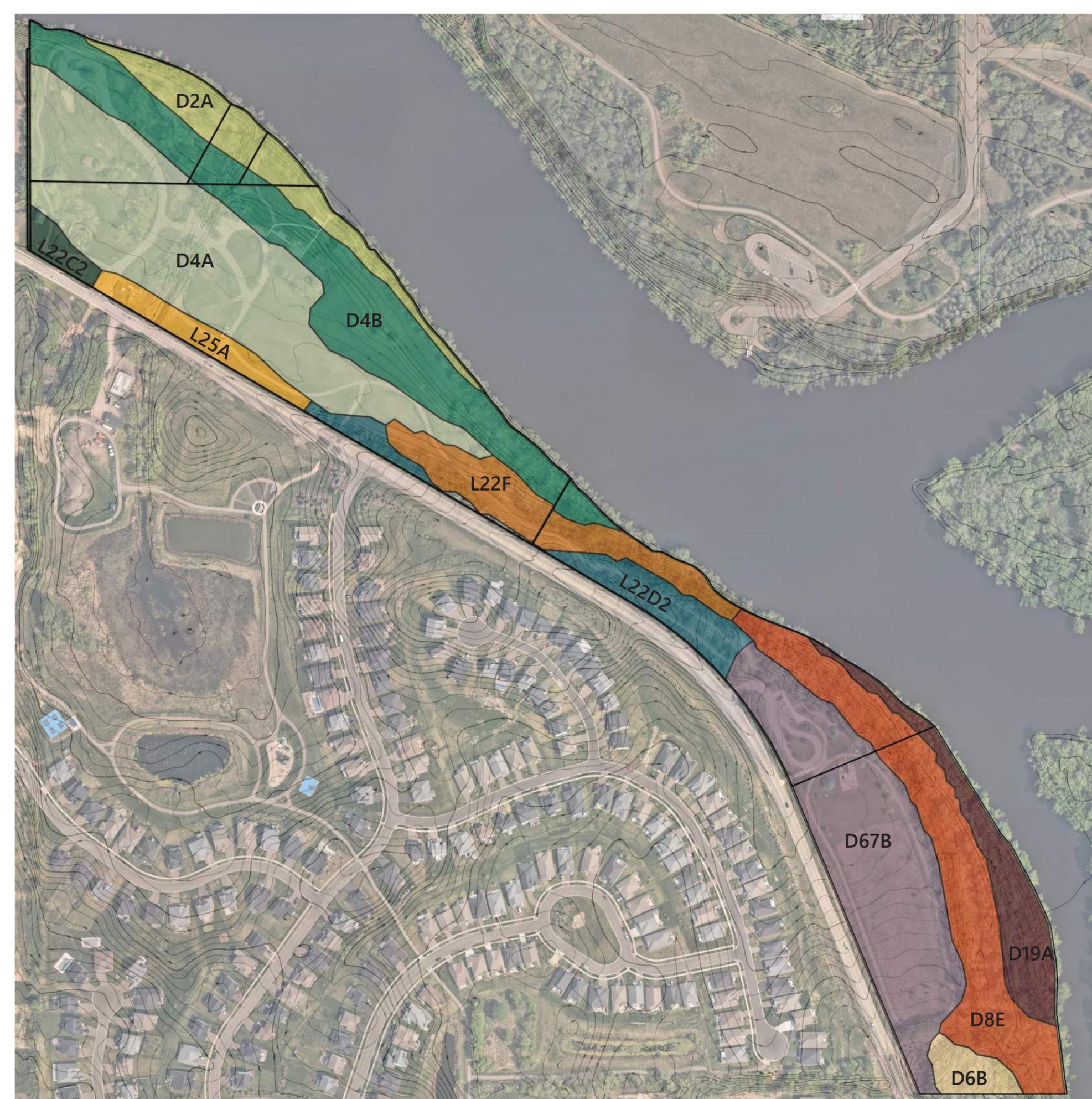
Elsie Stevens Park Soils Map

Dayton, Minnesota

April 2025

LEGEND

- D2A** Elkriver fine sandy loam, 0 to 2 percent slopes, rarely flooded
- D4B** Dorset sandy loam, 2 to 6 percent slopes
- D4A** Dorset sand loam, 0 to 2 percent slopes
- L22C2** Lester loam, 6 to 10 percent slopes, moderately
- L25A** Le Sueur loam, 1 to 3 percent slopes
- L22D2** Lester loam, 10 to 16 percent slopes, moderately eroded
- L22F** Lester loam morainic, 25 to 35 percent slopes
- D67B** Hubbard loamy sand, 1 to 6 percent slopes
- D8E** Sandberg loamy sand, 1 to 6 percent slopes
- D19A** Fordum-Winterfield complex, 0 to 2 percent slopes, frequently flooded



Elsie Stevens Park Wetland Map

Dayton, Minnesota

April 2025

LEGEND



Seasonally Flooded Basin or Flat,
Freshwater Forested Wetland

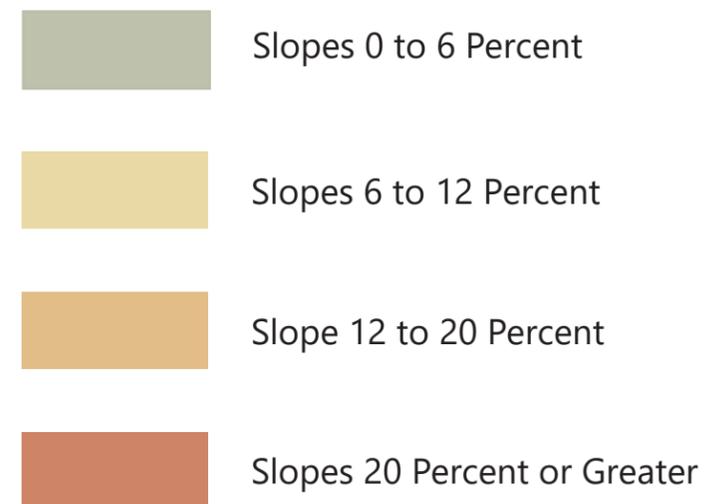


Elsie Stevens Park Slopes

Dayton, Minnesota

April 2025

LEGEND

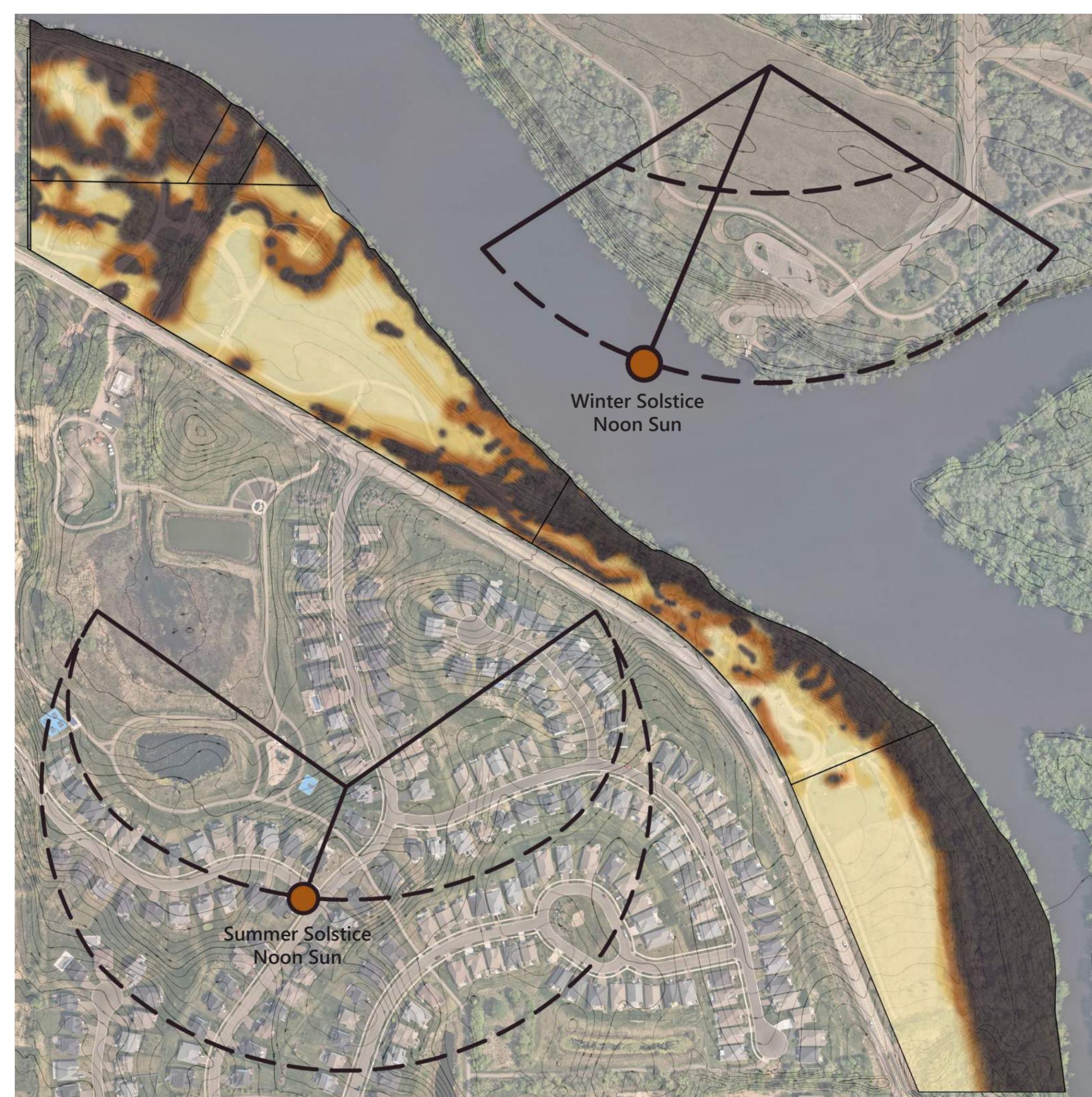


Elsie Stevens Park Sun Map

Dayton, Minnesota

April 2025

LEGEND



ELSIE STEPHENS PARK MASTER PLAN – INPUT SURVEY RESULTS OVERVIEW

The online survey for Elsie Stephens Park received **134 responses** between June and July 2025. Respondents represented a broad cross section of Dayton residents, with the most common demographics being households with 2-4 members and/or residents of the River Hills and Cypress Cove neighborhoods. The most represented age groups were 0-5 and 25-44, indicating strong participation from young families.

Current Park Usage & Activities

- Park usage varied, with 40.3% reporting visiting Elsie Stephens Park “daily” or “weekly”, and 59% reporting visiting “a few times a year” or “rarely”.
- Over three-quarters of Elsie Stephens Park users reported walking or cycling to the park.
- The most popular activities at Elsie Stephens Park included:
 - Walking/Jogging (94 votes – 70.15% of respondents)
 - Nature Observation (75 – 56%)
 - Community Events (62 – 46.3%)
 - River Access (51 – 38.1%)
 - Picnicking (37 – 27.6%)

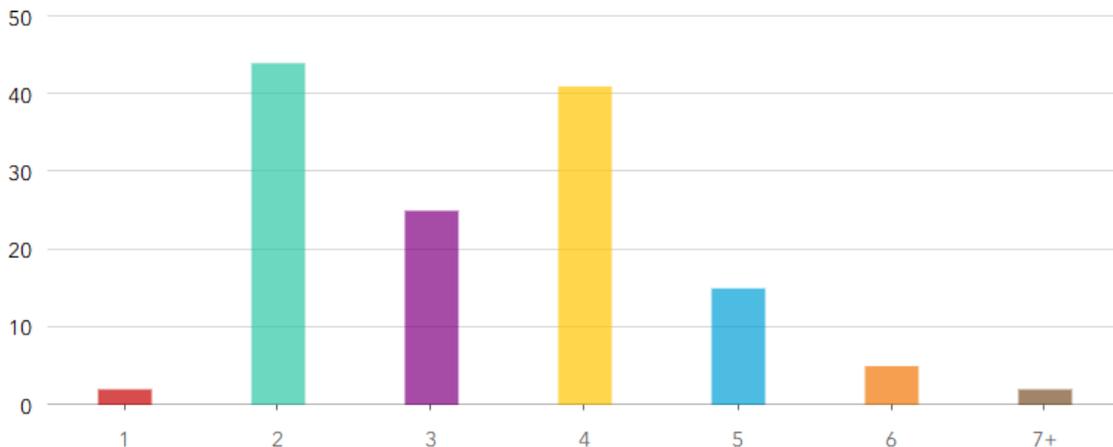
Desired Improvements

- Respondents expressed strong interest in enhancing the park’s amenities. The top five requested improvements were:
 - Restroom facilities (83 votes – 61.9% of respondents)
 - Water play features (73 – 54.5%)
 - Pavilion/Shelter (66 – 49.3%)
 - Native landscaping/nature walk (65 – 48.5%)
 - Playground equipment (60 – 44.8%)
- There is strong support for increased programming in the park: nearly 80% of respondents voted “yes” in favor of additional programming and another 15.7% voted “maybe”.
- Many comments emphasized the importance of maintaining the park’s natural character while enhancing accessibility and amenities. Additional ideas included:
 - Engagement opportunities with the Mississippi River (e.g. kayak rentals, fishing pier)
 - Improved spaces for community events, such as the amphitheater.
 - Improved parking and pedestrian connections to surrounding residential areas.
 - Sun shades around gathering areas and park fixtures.
 - Park building with rentable event spaces, bathrooms, exhibits, etc.

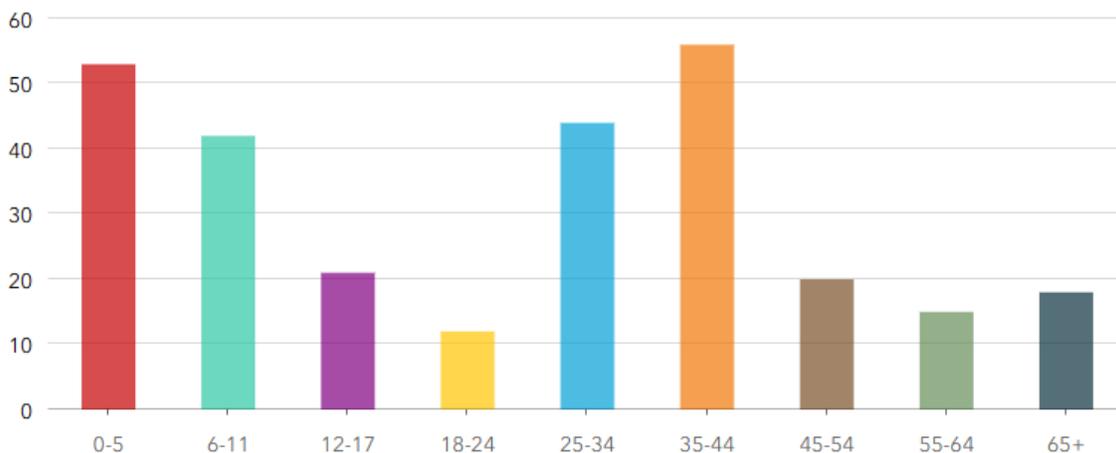
For all survey results, please visit www.arcq.is/14CDX50.

The following pages provide a more detailed breakdown of each quantitative survey question.

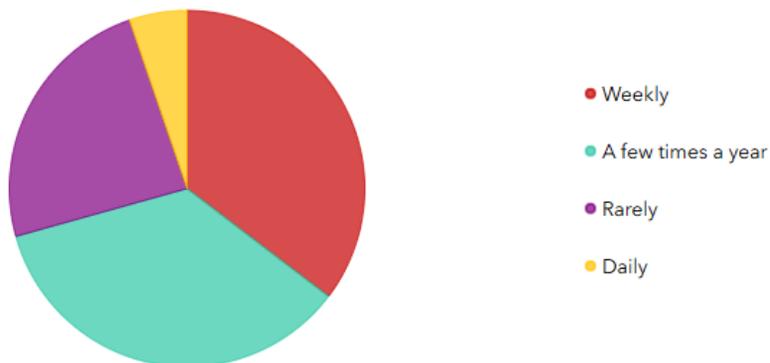
How many people are in your household? Column Bar Pie Map



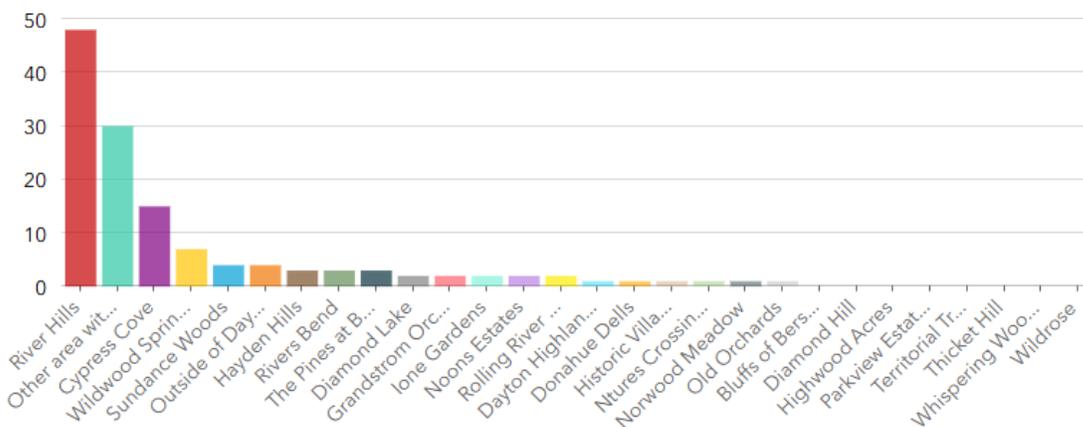
What are the age ranges of your household? Column Bar



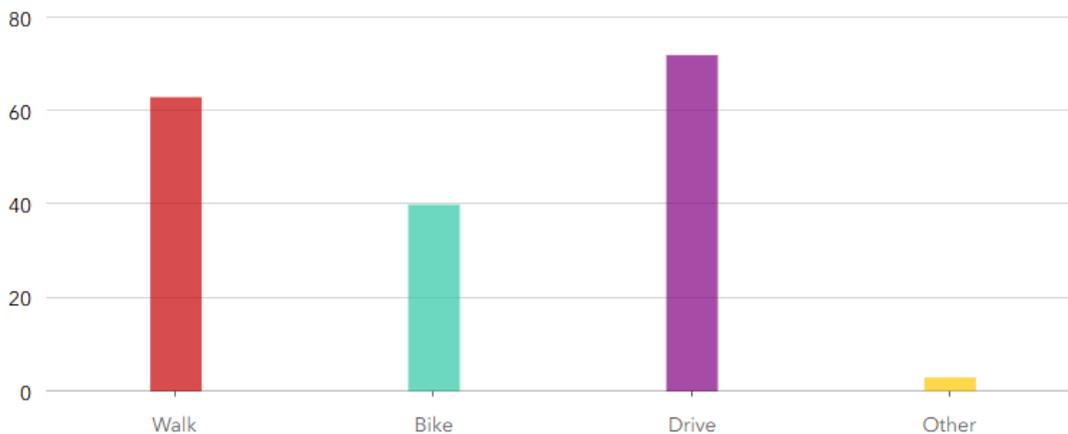
How often do you visit Elsie Stephens park? Column Bar Pie Map



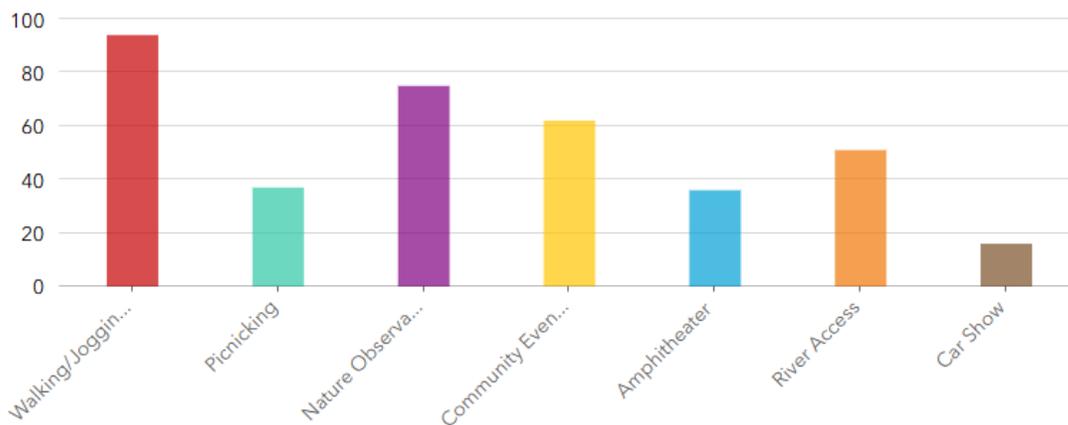
Where do you live? Column Bar Pie Map



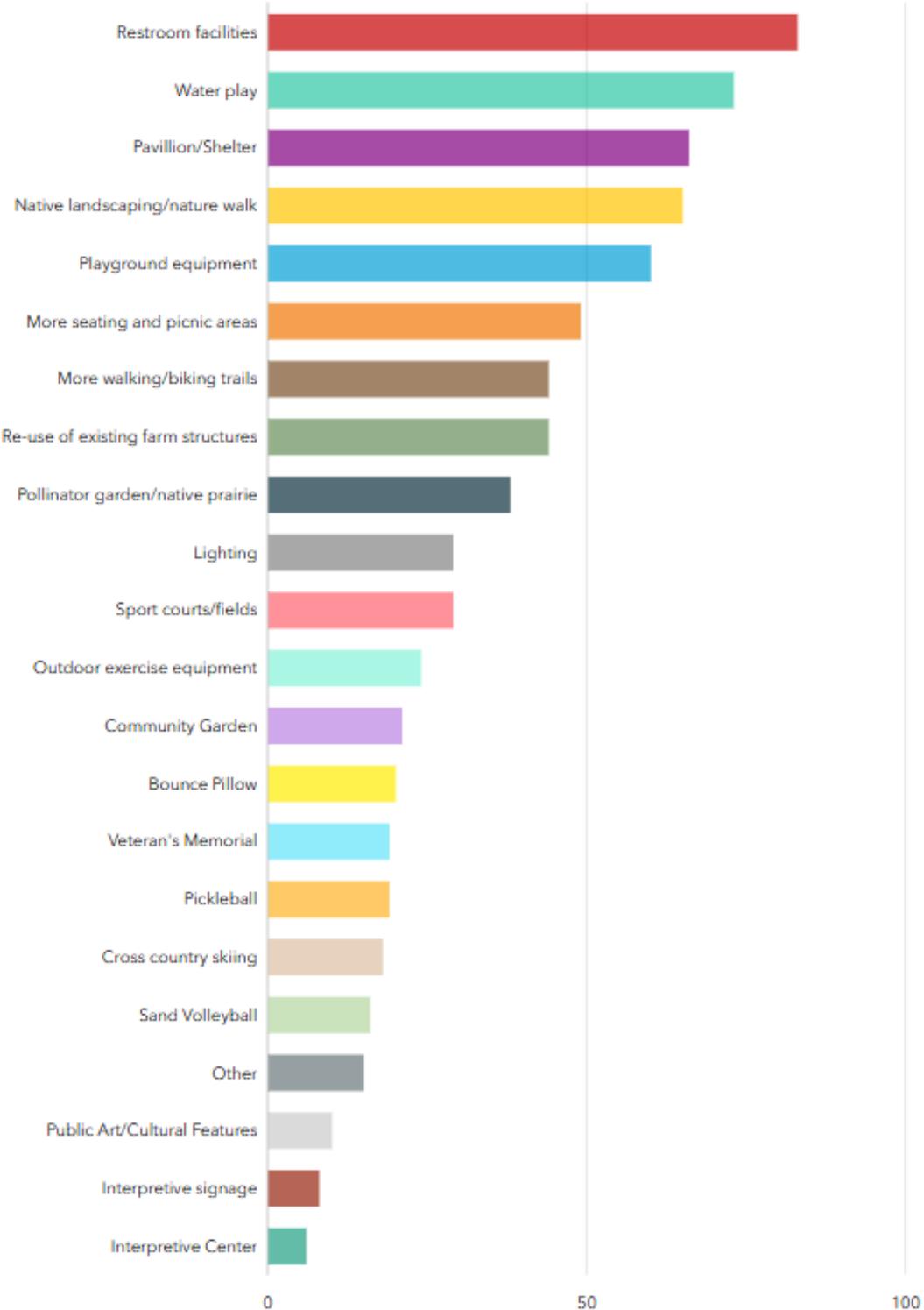
How do you usually get to the park? Column Bar



What activities do you or your household enjoy at Elsie Stephens Park? Column Bar



What improvements would you like to see in the park? Column Bar



PHASE 2 CONCEPT DEVELOPMENT

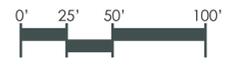
Attachments:

Concept Plan Option 1 (1 page)
Concept Plan Option 2 (1 page)
Pop-up Boards (2 pages)
Pop-up Event Summary (3 pages)

Elsie Stephens

CONCEPT 1

City of Dayton, Minnesota
August 2025



LEGEND

existing

- 1 Parking
- 2 Open-Air Shelter
- 3 Playground
- 4 Prairie/Low-Mow Grass
- 5 Stormwater
- 6 Overlook
- 7 Amphitheater
- 8 Seating Area
- 9 Stepped Kayak Launch
- 10 Silo w/ Proposed Public Art
- 11 Emergency Access/Exit
- 12 Port-a-Potty
- 13 Pedestrian Bridge
- 14 Pedestrian Tunnel
- Pedestrian Circulation
- Vehicular Circulation

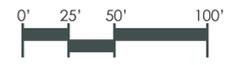
proposed

- 1 Parking
- 2 Open Air Shelters
- 3 Playground
- 4 Prairie/Low-Mow Grass
- 5 Stormwater
- 6 Historical Path w/ Interpretive Signage
- 7 Splashpad
- 8 Pavilion & Restrooms
- 9 Boardwalk
- 10 Nature Trail
- 11 Picnic Area
- 12 Walking Loop w/ Fitness Stations & Mile Markers
- Concrete Pads
- Asphalt Paths
- Vehicular Circulation
- E Electrical Service
- W Water Service
- S Sanitary Service
- Lighting

Elsie Stephens

CONCEPT 2

City of Dayton, Minnesota
August 2025



| LEGEND | |
|------------------------|------------------------|
| existing | proposed |
| Parking | Parking |
| Open-Air Shelter | Open Air Shelter |
| Playground | Playground |
| Prairie/Low-Mow Grass | Prairie/Low-Mow Grass |
| Stormwater | Stormwater |
| Seating Area | Seating Area |
| Pedestrian Bridge | Pavilion & Restrooms |
| Pedestrian Tunnel | Nature Walk |
| Stepped Kayak Launch | Open Lawn Amphitheater |
| Pedestrian Circulation | Picnic Areas |
| Vehicular Circulation | Restroom Building |
| | Splash Pad |
| | Pedestrian Circulation |
| | Asphalt Paths |
| | Vehicular Circulation |
| | E Electrical Service |
| | W Water Service |
| | S Sanitary Service |
| | Lighting |

Shape the Future of Elsie Stephens Park!

History of the Park

The City of Dayton purchased the property for the park a number of years ago with the intention of making this a premier park, with amenities that will attract visitors to the City. The park is named for its previous resident, Elsie Johnson Stephens, who performed as an Ice Folliette in more than 1,100 shows from the late '30s to the early 1950s, and appeared in the Hollywood movie that featured the Ice Follies figure-skating troupe. She and her husband Win Stephens lived on the farm for many years prior to the City's purchase. The site is a little over 21 acres with river frontage on the Mississippi River.

This park has trail connection to Cloquet Overlook Park, which is a segment of a proposed regional trail, there is also an underpass connection to a 22-acre park at the River Hills neighborhood.

Master Plan Update

- Evaluates existing features and amenities.
- Sets priorities driven by the community for the improvement of the park.
- Outlines specific actions, partnerships, funding sources, and anticipated timelines/prioritization to ensure long-term sustainability.

PROJECT TIMELINE

Kick-Off & Visioning

- Project team kick-off and site visit
- Public open house & input survey
- Gathering existing conditions (reviewing planning docs, GIS mapping, data analysis, park visits)

March–May 2025

Concept Plan/Document Development

- Generate park concepts & recommended improvements
- Compile report document with analysis findings, engagement results, and design process
- Concept review pop-up engagement

May–Sept 2025

Finalize & Adopt

- Review, refine, and revise concepts/report
- Develop cost estimates and phasing plan for finalized concept
- City Council adoption

Sept–Oct 2025

WHAT WE'VE HEARD SO FAR: Improvement Opportunities

Gathered between April–July 2025 through Steering Committee discussions, preliminary survey results, and interviews with community stakeholders



Add a pavilion and/or restroom building



Improve or expand amphitheater



Add water play features and/or enhance access to Mississippi River



Add natural landscaping and walking/biking trails



Reinforce "destination park" identity through unique amenities & programming



Improve accessibility & navigability (ADA compliance, wayfinding, safety improvements, etc.)



Improve playground equipment & other amenities for young visitors

Visual Preference: Elsie Stephens Park

WATER AMENITIES



Kayak/Canoe Rental



Stepped Boat Launch + River Access



Splash Playground



Fishing Pier

PLAYGROUND EQUIPMENT



Accessible Playground



Natural Playground



Bounce Pillow



Tot Lot

PARK FEATURES



Amphitheater



Sensory Garden

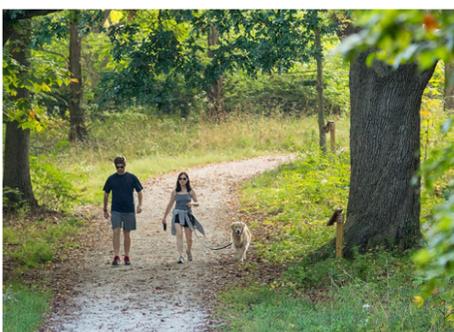


Picnic Areas



Pavilion & Restrooms

TRAILS & WALKABILITY



Nature Walk



Cross Country Skiing Trails



Boardwalk



Mountain Bike Course

PLACEMAKING



Interpretive Signage



Sun Shades



Public Art



Lighting



POP-UP CONCEPT REVIEW SUMMARY **ELSIE STEPHENS MASTER PLAN UPDATE**

City of Dayton, MN - MSA #: 12021004
Friday August 8, 2025 ~ 4:45-6:45pm

1. **Attendees**
 - a. Eleanor Brandt, MSA
 - b. Kyra Flynn, MSA
2. **Overview**
 - a. Lots of interaction, interest from public in providing comments.
 - b. Interest from the public in knowing what's going on for other parks and for park development in the future
3. **Concept Board Comments**
 - a. Getting to the park
 - i. Quite a few people bike or walk over
 - ii. Some people explained using the tunnel often
 - b. Parking
 - i. Car show attendees didn't mind having it on grass
 - ii. Some preference for breaking up parking in to smaller areas, spread out
 - iii. Opposition to segregating parking strictly on west side.
 - iv. Opposition to having the parking all directly in the center of the park (Concept 1), suggestion of parking closer to street instead
 - v. If splash pad is added near Cloquet Park, add more parking
 - c. Amphitheatre/Community Event Space
 - i. Support for amphitheater, additional seating
 - ii. Would like to see better utilization of space
 - d. River access
 - i. Interest in expanding access but concerns about safety
 - ii. Interest in clearing outlook area so that there is a view of the river
 - iii. Concerns about wind/chill during winter months due to river
 - e. Playgrounds
 - i. More interest in seeing unique opportunities for play, rather than standard play areas
 - f. Park Identity
 - i. Confusion about the connection to/interplay with Cloquet Overlook Park
 - ii. More interest in seeing Elsie Stephens as a unique destination park
 - iii. Interest in incorporating or somehow reflecting the history of the park/greater area
 - iv. Little appetite for elements that would compete with other nearby opportunities (ie bike trails already at Elm Creek, big event centers elsewhere)
 - v. Support for keeping the park natural (adding more paths and natural elements) with some play features incorporated throughout.

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Project No. 12021004

4. Visual Preferences Board Results

- a. Water Amenities ranked highly
 - i. Splash pad, fishing pier were the most popular
- b. Playground Equipment also popular
 - i. Accessible playground, nature playground most popular
 - ii. Interest in a bounce pillow but mixed community comments
 - iii. No votes for a tot lot
- c. Park Features
 - i. Pavillion & restroom received the most votes in this category
 - ii. Interest in seeing a more defined amphitheater
 - iii. Sensory garden, picnic area both received very few votes
- d. Trails & Walkability
 - i. Support for additional trails
- e. Placemaking
 - i. Support for various elements

Visual Preference: Elsie Stephens Park

WATER AMENITIES



Kayak/canoe rental



Stepped Boat Launch + Boat Access



Water Play Area



Fishing Pier

PLAYGROUND EQUIPMENT



Accessible Playground



Nature Playground



Bounce Pit



Tot Lot

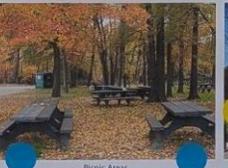
PARK FEATURES



Amphitheater



Sensory Garden



Picnic Areas



Park Shelter

TRAILS & WALKABILITY



Nature Walk



Cross-Country Skiing Trails



Boardwalk



Mountain Bike Course

PLACEMAKING



Interpretive Signage



Sun Shades



Public Art



Lighting



MEMO

October 22, 2025

PHASE 3 MASTER PLAN

Attachments:

Draft Master Plan & Phasing (5 pages)

Draft Cost Estimates (5 pages)

Final Master Plan (2 pages)

Elsie Stephens

Overall



City of Dayton, Minnesota

October 2025



0' 100' 200' 400'



LEGEND

existing

- | | |
|-------------------------|---|
| ① Parking | ⑨ Existing structure re-use |
| ② Pedestrian Bridge | ⑩ Open-Air Shelter |
| ③ Pedestrian Tunnel | ⑪ Prairie/Low-Mow Grass |
| ④ Stormwater | ⑫ Walking Loop w/ Fitness Stations & Mile Markers |
| ⑤ Overlook | ⑬ Nature Trail |
| ⑥ Amphitheater | ⑭ Picnic Area |
| ⑦ Seating Area | ⑮ Seating area with interactive art |
| ⑧ Stepped Kayak Launch | ⑯ Shade Sails Stage Area |
| ⑨ Emergency Access/Exit | ⑰ Drop-off |
| ⑩ Open-Air Shelter | ⑱ Ropes course style play area |
| ⑪ Prairie/Low-Mow Grass | ⑲ Restroom & Water Fountain |

proposed

- | | |
|--|---|
| ① Parking | ⑳ Elevated boardwalks |
| ② Integrated stormwater system | ㉑ Park Sign |
| ③ Pergola with seating | Concrete Pads |
| ④ Farmhouse inspired pavilion & restroom | Asphalt Paths |
| ⑤ River Overlook | Aggregate Paths |
| ⑥ Playground | Vehicular Circulation |
| ⑦ Splashpad | Electrical, Water, and Sanitary Service |
| ⑧ Bioluminescent sidewalk | Lighting |

Elsie Stephens Enlargements



City of Dayton, Minnesota
October 2025



| LEGEND | |
|--|---|
| Existing | |
| (1) Amphitheater | |
| (2) Pergola | Proposed |
| (1) Parking | |
| (2) Integrated stormwater system | |
| (3) Pergola with seating | |
| (4) Farmhouse inspired pavilion & restroom | |
| (5) River Overlook | |
| (6) Playground | |
| (7) Splashpad | |
| (8) Bioluminescent sidewalk | |
| (9) Existing structure re-use | |
| (10) Shade Sails | |
| (11) Raised Planters/Seat Wall | |
| (12) Seating Area | |
| Concrete Pads | |
| Asphalt Paths | |
| Vehicular Circulation | |
| E W S | Electrical, Water, and Sanitary Service |
| Lighting | |

Elsie Stephens

Phase A



City of Dayton, Minnesota

October 2025



0' 100' 200' 400'



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Elsie Stephens

Phase B



City of Dayton, Minnesota

October 2025



0' 100' 200' 400'



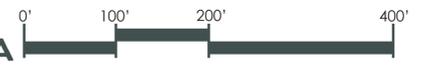
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Elsie Stephens

Phase C



City of Dayton, Minnesota
October 2025



Elsie Stephens

Phase D



City of Dayton, Minnesota

October 2025



Elsie Stephens

Phase E



City of Dayton, Minnesota

October 2025



Elsie Stephens Parks Master Plan

PHASE A - SPLASH PAD, PLAY AREA, HISTORIC STRUCTURE RESTORATION

City of Dayton, MN

ESTIMATE YEAR:

2025

| ITEM NO. | DESCRIPTION | QTY. | UNIT | UNIT PRICE | TOTAL PRICE |
|------------------------------|--|------------------------------|------|-------------|--------------------|
| 1 | Mobilization, Bonds & Insurance (8%) | 1 | LS | \$256,000 | \$256,000 |
| 2 | Erosion and Sedimentation Control | 1 | LS | \$5,000 | \$5,000 |
| 3 | Turf and Site Restoration | 5000 | SY | \$7 | \$35,000 |
| 4 | Clearing and Grubbing | 1 | LS | \$2,500 | \$2,500 |
| 5 | 5-inch Concrete Sidewalk with Base | 9000 | SF | \$15 | \$135,000 |
| 6 | 5-inch Asphalt Path with Base | 4000 | SF | \$5 | \$20,000 |
| 7 | New Asphalt Parking (# stalls) | 6500 | SF | \$5 | \$32,500 |
| 8 | Parking Pavement Markings | 1000 | LF | \$10 | \$10,000 |
| 9 | ADA Reserved Parking Signs | 4 | EA | \$400 | \$1,600 |
| 10 | Concrete Curb and Gutter, 30-inch | 400 | LF | \$25 | \$10,000 |
| 11 | Stamped & Colored Concrete | 3,500 | SF | \$25 | \$87,500 |
| 12 | Stop Sign | 2 | EA | \$500 | \$1,000 |
| 13 | Trees | 12 | EA | \$400 | \$4,800 |
| 14 | Landscaping | 2,000 | SF | \$5 | \$10,000 |
| 15 | Trash/Recycling Receptacles | 6 | EA | \$1,500 | \$9,000 |
| 16 | 4-Seat Table and Chairs | 12 | EA | \$2,000 | \$24,000 |
| 17 | 6-Foot Bench | 8 | EA | \$1,500 | \$12,000 |
| 18 | Historical Signage | 6 | EA | \$1,000 | \$6,000 |
| 19 | Gabion basket seatwall | 200 | LF | \$150 | \$30,000 |
| 20 | *Renovated Silo - Allowance | 2 | EA | \$50,000 | \$100,000 |
| 21 | Pergola Connection | 1 | LS | \$25,000 | \$25,000 |
| 22 | *Barn Renovation - Allowance | 1 | EA | \$150,000 | \$150,000 |
| 23 | *Silo Preservation - Allowance | 1 | EA | \$15,000 | \$15,000 |
| 24 | Stone Foundation Stabilization - Allowance | 1 | EA | \$25,000 | \$25,000 |
| 25 | Shade Sails | 1 | EA | \$17,500 | \$17,500 |
| 26 | Playground Structures | 1 | LS | \$750,000 | \$750,000 |
| 27 | Playground Surfacing | 4,000 | SF | \$15 | \$60,000 |
| 28 | Splashpad Equipment and Installation | 1 | LS | \$1,500,000 | \$1,500,000 |
| 29 | Site Lighting | 6 | EA | \$15,000 | \$90,000 |
| 30 | Electrical Service - Allowance | 1 | LS | \$30,000 | \$30,000 |
| 31 | Water Service - Allowance | 1 | LS | \$200,000 | \$200,000 |
| 32 | Sanitary Service - Allowance | 1 | LS | \$200,000 | \$200,000 |
| CONSTRUCTION SUBTOTAL | | | | | \$3,855,000 |
| | | | | | |
| | | Contingency | 20% | | \$771,000 |
| | | Design Engineering & Bidding | 6% | | \$232,000 |
| | | Construction Administration | 6% | | \$232,000 |
| TOTAL COST: | | | | | \$5,090,000 |

Elsie Stephens Parks Master Plan
PHASE B - STAGE & SEATING, PLAY AREA, PARKING
City of Dayton, MN

ESTIMATE YEAR:

2025

| ITEM NO. | DESCRIPTION | QTY. | UNIT | UNIT PRICE | TOTAL PRICE |
|---------------------------------|--------------------------------------|--------|------|------------|--------------------|
| 1 | Mobilization, Bonds & Insurance (8%) | 1 | LS | \$205,000 | \$205,000 |
| 2 | Erosion and Sedimentation Control | 1 | LS | \$5,000 | \$5,000 |
| 3 | Turf and Site Restoration | 5000 | SY | \$7 | \$35,000 |
| 4 | Clearing and Grubbing | 1 | LS | \$5,000 | \$5,000 |
| 5 | 5-inch Concrete Sidewalk with Base | 12000 | SF | \$15 | \$180,000 |
| 6 | 5-inch Asphalt Path with Base | 4500 | SF | \$5 | \$22,500 |
| 7 | New Asphalt Parking (# stalls) | 45000 | SF | \$5 | \$225,000 |
| 8 | Parking Pavement Markings | 3000 | LF | \$10 | \$30,000 |
| 9 | ADA Reserved Parking Signs | 12 | EA | \$400 | \$4,800 |
| 10 | Concrete Curb and Gutter, 30-inch | 3000 | LF | \$25 | \$75,000 |
| 11 | Stop Sign | 4 | EA | \$500 | \$2,000 |
| 12 | 5" Bioluminescent Pathway with Base | 4200 | SF | \$18 | \$75,600 |
| 13 | Trash/Recycling Receptacles | 8 | EA | \$1,500 | \$12,000 |
| 14 | 6-Foot Swing Bench | 8 | SF | \$8,000 | \$64,000 |
| 15 | Stone Seatwall with Base | 300 | LF | \$400 | \$120,000 |
| 16 | Tensile Shade Structure | 800 | SF | \$120 | \$96,000 |
| 17 | Stamped and Colored Concrete | 1,500 | SF | \$25 | \$37,500 |
| 18 | Concrete Stairs | 750 | SF | \$150 | \$112,500 |
| 19 | Concrete Stage | 1,800 | SF | \$150 | \$270,000 |
| 20 | Pergola | 1 | EA | \$20,000 | \$20,000 |
| 21 | Playground Structures | 1 | LS | \$750,000 | \$750,000 |
| 22 | Playground Surfacing | 8,500 | SF | \$12 | \$102,000 |
| 23 | Trees | 12 | EA | \$800 | \$9,600 |
| 24 | Landscaping | 15,000 | SF | \$12 | \$180,000 |
| 25 | Site Lighting | 8 | EA | \$15,000 | \$120,000 |
| 26 | Electrical Allowance | 1 | LS | \$25,000 | \$25,000 |
| CONSTRUCTION SUBTOTAL | | | | | \$2,784,000 |
| Contingency 20% | | | | | \$557,000 |
| Design Engineering & Bidding 6% | | | | | \$168,000 |
| Construction Administration 6% | | | | | \$168,000 |
| TOTAL COST: | | | | | \$3,677,000 |

Elsie Stephens Parks Master Plan

PHASE C - PATHWAYS, BOARDWALKS, SCULPTURE SEATING AREA

City of Dayton, MN

ESTIMATE YEAR:

2025

| ITEM NO. | DESCRIPTION | QTY. | UNIT | UNIT PRICE | TOTAL PRICE |
|-----------------------------------|--|--------|------|------------|--------------------|
| 1 | Mobilization, Bonds & Insurance | 1 | LS | \$61,000 | \$61,000 |
| 2 | Erosion and Sedimentation Control | 1 | LS | \$5,000 | \$5,000 |
| 3 | Turf and Site Restoration | 5000 | SY | \$7 | \$35,000 |
| 4 | Clearing and Grubbing | 1 | LS | \$2,500 | \$2,500 |
| 5 | 5-inch Concrete Sidewalk with Base | 7000 | SF | \$15 | \$105,000 |
| 6 | 5-inch Asphalt Path with Base | 10,000 | SF | \$5 | \$50,000 |
| 7 | Compacted aggregate path | 500 | CY | \$150 | \$75,000 |
| 8 | Concrete Boardwalk, River Overlook | 2 | EA | \$10,000 | \$20,000 |
| 9 | Concrete Boardwalk, Elevated Boardwalk | 750 | LF | \$250 | \$187,500 |
| 10 | Prairie Seeding | 3,500 | SY | \$12 | \$42,000 |
| 11 | Landscaping | 6,000 | SF | \$5 | \$30,000 |
| 12 | Sculpture Seating Area | 1 | LS | \$50,000 | \$50,000 |
| 13 | *Stairway Restoration - Allowance | 2 | LS | \$50,000 | \$100,000 |
| 14 | Site Lighting | 4 | EA | \$15,000 | \$60,000 |
| <i>CONSTRUCTION SUBTOTAL</i> | | | | | <i>\$823,000</i> |
| Contingency 20% | | | | | \$165,000 |
| **Design Engineering & Bidding 6% | | | | | \$50,000 |
| Construction Administration 6% | | | | | \$50,000 |
| TOTAL COST: | | | | | \$1,088,000 |

Elsie Stephens Parks Master Plan
PHASE D - CLOQUET OVERLOOK IMPROVEMENTS
City of Dayton, MN

ESTIMATE YEAR:

2025

| ITEM NO. | DESCRIPTION | QTY. | UNIT | UNIT PRICE | TOTAL PRICE |
|---------------------------------|------------------------------------|--------|------|------------|--------------------|
| 1 | Mobilization, Bonds & Insurance | 1 | LS | \$100,000 | \$100,000 |
| 2 | Erosion and Sedimentation Control | 1 | LS | \$5,000 | \$5,000 |
| 3 | Turf and Site Restoration | 5000 | SY | \$7 | \$35,000 |
| 4 | Clearing and Grubbing | 1 | LS | \$5,000 | \$5,000 |
| 5 | 5-inch Concrete Sidewalk with Base | 5500 | SF | \$15 | \$82,500 |
| 6 | 5-inch Asphalt Path with Base | 24000 | SF | \$5 | \$120,000 |
| 7 | New Asphalt Parking (# stalls) | 23000 | SF | \$5 | \$115,000 |
| 8 | Parking Pavement Markings | 1200 | LF | \$10 | \$12,000 |
| 9 | ADA Reserved Parking Signs | 4 | EA | \$400 | \$1,600 |
| 10 | Concrete Curb and Gutter, 30-inch | 800 | LF | \$25 | \$20,000 |
| 11 | Stop Sign | 1 | EA | \$500 | \$500 |
| 12 | Trees | 12 | EA | \$800 | \$9,600 |
| 13 | Landscaping | 1,000 | SY | \$12 | \$12,000 |
| 14 | Prairie Seeding | 25000 | SF | \$5 | \$125,000 |
| 15 | Fitness Stations | 5 | EA | \$5,000 | \$25,000 |
| 16 | Mile Markers | 5 | EA | \$1,000 | \$5,000 |
| 17 | 15'x20' Restroom Building | 1 | LS | \$120,000 | \$120,000 |
| 18 | 15'x20' Open Air Shelter | 1 | LS | \$20,000 | \$20,000 |
| 19 | Ropes Course Structures | 1 | LS | \$250,000 | \$250,000 |
| 20 | Playground Surfacing | 11,500 | SF | \$15 | \$172,500 |
| 21 | Site Lighting | 5 | EA | \$15,000 | \$75,000 |
| 22 | Electrical Service | 1 | LS | \$10,000 | \$10,000 |
| 23 | Water Service | 1 | LS | \$20,000 | \$20,000 |
| CONSTRUCTION SUBTOTAL | | | | | \$1,341,000 |
| Contingency 20% | | | | | \$269,000 |
| Design Engineering & Bidding 6% | | | | | \$81,000 |
| Construction Administration 6% | | | | | \$81,000 |
| TOTAL COST: | | | | | \$1,772,000 |

Elsie Stephens Parks Master Plan
PHASE E - PAVILLION
City of Dayton, MN

ESTIMATE YEAR:

2025

| ITEM NO. | DESCRIPTION | QTY. | UNIT | UNIT PRICE | TOTAL PRICE |
|---------------------------------|--|------|------|-------------|--------------------|
| 1 | Mobilization, Bonds & Insurance | 1 | LS | \$291,000 | \$291,000 |
| 2 | Erosion and Sedimentation Control | 1 | LS | \$5,000 | \$5,000 |
| 3 | Turf and Site Restoration | 3000 | SY | \$7 | \$21,000 |
| 4 | Clearing and Grubbing | 1 | LS | \$2,500 | \$2,500 |
| 5 | 5-inch Concrete Sidewalk with Base | 5000 | SF | \$15 | \$75,000 |
| 6 | 5-inch Asphalt Path with Base | 3000 | SF | \$5 | \$15,000 |
| 7 | Trees | 15 | EA | \$400 | \$6,000 |
| 8 | Landscaping | 4000 | SY | \$15 | \$60,000 |
| 9 | 4-Seat Table and Chairs | 40 | EA | \$2,000 | \$80,000 |
| 10 | 6-Foot Picnic Table | 40 | EA | \$2,000 | \$80,000 |
| 11 | Block Retaining Wall | 300 | 150 | \$100 | \$30,000 |
| 12 | Entertainment Pavillion w/ Restrooms (7,5000 sf) | 1 | LS | \$3,000,000 | \$3,000,000 |
| 13 | Site Lighting | 6 | EA | \$15,000 | \$90,000 |
| 14 | Electrical Service | 1 | LS | \$50,000 | \$50,000 |
| 15 | Water Service | 1 | LS | \$60,000 | \$60,000 |
| 16 | Sanitary Service | 1 | LS | \$60,000 | \$60,000 |
| CONSTRUCTION SUBTOTAL | | | | | \$3,926,000 |
| Contingency 20% | | | | | \$786,000 |
| Design Engineering & Bidding 6% | | | | | \$236,000 |
| Construction Administration 6% | | | | | \$236,000 |
| TOTAL COST: | | | | | \$5,184,000 |

Elsie Stephens

Overall



City of Dayton, Minnesota

October 2025



LEGEND

existing

- | | |
|-------------------------|---|
| ① Parking | ⑨ Existing structure re-use |
| ② Pedestrian Bridge | ⑩ Open-Air Shelter |
| ③ Pedestrian Tunnel | ⑪ Prairie/Low-Mow Grass |
| ④ Stormwater | ⑫ Walking Loop w/ Fitness Stations & Mile Markers |
| ⑤ Overlook | ⑬ Nature Trail |
| ⑥ Amphitheater | ⑭ Picnic Area |
| ⑦ Seating Area | ⑮ Seating area with interactive art |
| ⑧ Stepped Kayak Launch | ⑯ Stage Covering |
| ⑨ Emergency Access/Exit | ⑰ Drop-off |
| ⑩ Open-Air Shelter | ⑱ Play area |
| ⑪ Prairie/Low-Mow Grass | ⑲ Restroom & Water Fountain |

proposed

- | | |
|--|---|
| ① Parking | ⑳ Elevated boardwalks |
| ② Integrated stormwater system | ㉑ Park Sign |
| ③ Amphitheatre expansion | ▭ Concrete Pads |
| ④ Farmhouse inspired pavilion & restroom | ▭ Asphalt Paths |
| ⑤ River Overlook | ▭ Aggregate Paths |
| ⑥ Playground | ▭ Vehicular Circulation |
| ⑦ Splashpad | E W S Electrical, Water, and Sanitary Service |
| ⑧ Central pathway | ☀ Lighting |

Elsie Stephens Enlargements

City of Dayton, Minnesota
October 2025



Enlargement Area #1 0' 20' 40' 80'



- LEGEND**
- existing
 - proposed
 - 1 Amphitheater
 - 2 Pergola
 - 1 Parking
 - 2 Integrated stormwater system
 - 3 Amphitheatre expansion
 - 4 Farmhouse inspired pavilion & restroom
 - 5 River Overlook
 - 6 Playground
 - 7 Splashpad
 - 8 Central Pathway
 - 9 Existing structure re-use
 - 10 Stage covering
 - 11 Gabion Basket Seat Wall
 - 12 Seating Area
 - Concrete Pads
 - Asphalt Paths
 - Vehicular Circulation
 - E W S Electrical, Water, and Sanitary Service
 - Lighting

Enlargement Area #2 0' 30' 60' 120'