



K2401 AARA- Anoka Ramsey Athletic Association

Date: January 9, 2026

Estimate: Preliminary Budget

Project Estimate

Divisions	Sum of Budget Amount	Notes
01 - General Conditions	\$ 361,838.00	Project mgmt., Site supervision, Temp toilets, Dumpsters, Special Inspections, Testing, SWPPP Reporting, Temp const & Enclosures, Etc.
03 - Concrete	\$ 1,134,000.00	Cast in place, Footings, frost walls , SOG, Stoops
05 - Metals	\$ 4,817,375.00	Mezzanine, PEMB, Misch Metals
06 - Wood, Plastic & Composites	\$ 44,000.00	Rough Carpentry, Wood framing, Lumber package, Millwork
07 - Thermal & Moisture Protection	\$ 268,000.00	PEMB Insulation, Caulking
08 - Doors, Frames & Hardware	\$ 326,194.00	H.M. Frames & Doors, Glass & Glazing, Door operators, Mirrors.
09 - Finishes	\$ 232,173.00	Drywall, Floor finishes, Painting Tiling, Acoustical Ceilings, Carpet.
10 - Specialties	\$ 39,285.00	Toilet Accessories, Toilet Partitions, Fire extinguishers and cabs, Interior Signage
11 - Equipment	\$ 170,000.00	Athletic Equipment Allowance
12 - Furnishings	\$ -	By ARAA
13 - Special Construction	\$ 535,000.00	Athletic Flooring Allowance
21 - Fires Suppression	\$ 194,461.00	Fire Sprinkler System.
22 - Plumbing	\$ 127,390.00	Plumbing
23 - (HVAC)	\$ 518,000.00	HVAC System
26 - Electrical	\$ 295,000.00	Electrical, Lighting, HVAC Wiring
27 - Communications	\$ 25,000.00	Allowance- By ARAA
28 - Electronic Safety & Security	\$ 9,120.00	Fire Alarm if Occ. Is under 1000 - See Alt for over 1000
31 - Earthwork	\$ 410,736.00	Earthwork & Underground Utilities, Staking & Survey included.
32 - Exterior Improvement	\$ 761,672.00	Asphalt Paving, Class 5 Base, Curb & Gutter, Landscaping & Irrigation.
33 - Utilities	\$ 479,399.00	Sewer & Water Private Utilities
34 - Utility Fees	\$ 30,000.00	Electrical / Gas Service Allowance
36 - Legal Fees	\$ -	
39 - Building Permit & Plan Review	\$ 233,704.00	Includes SAC/WAC 30 unit estimate
49 - Insurance	\$ 78,187.66	Includes Builders Risk Policy
50 - Contingency	\$ 776,337.43	Unused amount goes back to owner
51 - Profit & Overhead	\$ 385,673.34	KCI O&P
Total Construction	\$ 12,252,545.43	

Alternates		Alt Notes
Over 1000 Occupants:	\$ 29,661.00	Fire Alarm upgrade if over 1000 occupants
Force Main:	\$ 161,076.00	\$64,4302 Total Cost shared with developer
Dewatering:	\$ 12,501.00	\$50,003 Total Cost shared with developer
Total Alternate Costs	\$ 203,238.00	

Design & Engineering		
Architectural & Structural	\$ 40,000.00	
Civil	\$ 45,000.00	
Geotechnical	\$ 13,000.00	
Total Design & Engineering	\$ 98,000.00	

Ramsey Development Fees		
Park Dedication	\$ 19,440.00	\$54,000 Total - PSD Platting Cost for 10 Acre Site - 64% PSD 36% ARAA
Trail Fee	\$ 5,040.00	\$14,000 Total - PSD Platting Cost for 10 Acre Site - 64% PSD 36% ARAA
Water Trunk	\$ 78,620.00	
Water Lateral	\$ 3,099.00	
Sewer Trunk	\$ 43,510.00	
Sewer Lateral	\$ 2,312.00	
Storm Water Mgmt.	\$ 56,980.00	
Landscape Guarantee	\$ 10,000.00	Estimate: Too early to calculate
Inspection Fee	\$ 76,825.00	
Total Development Fees	\$ 295,826.00	

Total Project Budget	\$ 12,849,609.43	
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Financial Surety		
Letter of Credit	\$ 1,920,631.00	Cost of Letter of Credit estimated to be 5% or \$96,031