

CITY OF BIG LAKE, MN

Date: 09/02/25

## ORDER OF MAGNITUDE CONCEPT BUDGETS

Order of magnitude concept budgets are developed in the very early stages of a project to provide the Owner with a general framework for decision-making. These budgets are intended as high-level estimates only and are not to be relied upon as a final cost guarantee.

The concept budgets include typical hard costs (building construction) and soft costs (design and permitting fees, contingency allowances, and fixtures, furniture, and equipment).

**Items not included** in these budgets are, without limitation: land acquisition, city or county roadway, sidewalk or utility extensions, owner relocation or moving costs, financing costs or city attorney fee or site environmental remediation (not anticipated at this time).

The preliminary order of magnitude budgets are prepared by the Construction Manager using professional judgment and prior experience with similar project types. These budgets are advisory in nature and are subject to significant refinement as project scope, design, and market conditions evolve.

It is expressly acknowledged and agreed that neither the Construction Manager nor the Owner controls the future cost of labor, materials, equipment, permitting requirements, financing conditions, or the outcome of competitive bidding. As such, the Construction Manager makes no representation, warranty, or guarantee, express or implied, that the actual cost of the work, as designed and bid, will not vary from these preliminary budgets.



# CONCEPT BUDGET - CITY HALL ONLY

**PROJECT: BIG LAKE CITY HALL STUDY**

**LOCATION: BIG LAKE, MN**

**DATE: 09/02/25**

**DESCRIPTION**

1. CONCEPT BUDGET				
- CONCEPT BUILDING SIZE		21,036	SF	
- BASED ON CURRENT (2025) CONSTRUCTION COST. <b>ADD 5% PER YEAR ESCALATION - SEE BELOW</b>				
- CITY STREETS OR SIDEWALKS NOT INCLUDED				
<b>BUILDING CONSTRUCTION ONLY (FOOTPRINT)</b>				<b>TOTAL</b>
<b>BUILDING AREAS</b>				
MAIN LEVEL CITY HALL ONLY		21,036	SF	7,926,365
DIVISION 2 - EXCAVATION AND BACKFILL - BUILDING ONLY				
DIVISION 3 - CONCRETE WORK				
DIVISION 4 - MASONRY				
DIVISION 5 - STRUCTURAL STEEL / METALS				
DIVISION 6 - CARPENTRY / CASEWORK				
DIVISION 7 - THERMAL INSULATION / ROOFING / METAL PANELS				
DIVISION 8 - FRAMES, DOORS, HARDWARE, WINDOWS				
DIVISION 9 - FRAMING & FINISHES				
DIVISION 10 - ACCESSORIES & SPECIALITIES				
DIVISION 12 - WINDOW COVERINGS				
DIVISION 14 - NO ELEVATOR				
DIVISION 21A - FIRE PROTECTION				
DIVISION 22A - PLUMBING				
DIVISION 23A - HVAC				
DIVISION 26A - ELECTRICAL				
GENERAL CONDITIONS				
BUILDING CONSTRUCTION SUBTOTAL (SITE WORK NOT INCLUDED)				7,926,365
CONTINGENCY			10%	792,636
SUBTOTAL				8,719,001
CONSTRUCTION MANAGEMENT			4%	348,760
SUBCONTRACTOR BONDS			1%	87,190
<b>TOTAL BUILDING CONSTRUCTION</b>				<b>9,154,951</b>
DESIGN FEES			7%	640,847
IT/COMMUNICATIONS / AUDIO / VISUAL / SECURITY			5%	457,748
FFE (FURNITURE, FIXTURES, EQUIPMENT)			5%	457,748
COMMISSIONING			0.35%	32,042
CONSTRUCTION MATERIAL TESTING/SURVEY LAYOUT				85,000
PERMITS / SAC / WAC				155,246
<b>TOTAL BUILDING ONLY CONSTRUCTION</b>				<b>10,983,582</b>
<b>SITE DEVELOPMENT</b>				
DIVISION 26A - SITE LIGHTING				72,000
DIVISION 31A - EARTHWORK				267,119
DIVISION 32A - PAVING				321,710
DIVISION 32B - SITE FURNISHINGS/FENCING				23,388
DIVISION 32F - CURB & GUTTER / SITE CONCRETE				88,358
DIVISION 32C - LANDSCAPING				118,209
DIVISION 33A - SITE UTILITIES				200,000
SUBTOTAL				1,090,783
CONTINGENCY			10.00%	109,078
SUBTOTAL				1,199,862
CONSTRUCTION MANAGEMENT			4.00%	47,994
SUBCONTRACTOR BONDS			1.00%	11,999
<b>TOTAL SITE DEVELOPMENT</b>				<b>1,259,855</b>
DESIGN FEES			7%	88,190
IT/COMMUNICATIONS				0
FFE (FURNITURE, FIXTURES, EQUIPMENT)				0
COMMISSIONING				0
CONSTRUCTION MATERIAL TESTING/ SURVEY LAYOUT				20,000
PERMITS				17,500
<b>TOTAL SITE DEVELOPMENT</b>				<b>1,385,544</b>
<b>TOTAL BUILDING CONSTRUCTION AND SITE DEVELOPMENT</b>				
				2025
				12,369,126
				<b>2026</b>
				<b>12,987,582</b>
				2027
				13,636,961
				2028
				14,318,809



# CONCEPT BUDGET - POLICE ONLY

**PROJECT: BIG LAKE POLICE ONLY**  
**LOCATION: BIG LAKE, MN**  
**DATE: 09/02/25**

**DESCRIPTION**

1. CONCEPT BUDGET				
- CONCEPT BUILDING SIZE		35,914 SF		
- BASED ON CURRENT (2025) CONSTRUCTION COST. ADD 5% PER YEAR ESCALATION - SEE BELOW				
- CITY STREETS OR SIDEWALKS NOT INCLUDED				
<b>BUILDING CONSTRUCTION ONLY (FOOTPRINT)</b>				<b>TOTAL</b>
<b>BUILDING AREAS</b>				
POLICE FLEET	11,066	SF		2,877,160
POLICE STATION	24,848	SF		10,105,682
DIVISION 2 - EXCAVATION AND BACKFILL - BUILDING ONLY				
DIVISION 3 - CONCRETE WORK				
DIVISION 4 - MASONRY				
DIVISION 5 - STRUCTURAL STEEL / METALS				
DIVISION 6 - CARPENTRY / CASEWORK				
DIVISION 7 - THERMAL INSULATION / ROOFING / METAL PANELS				
DIVISION 8 - FRAMES, DOORS, HARDWARE, WINDOWS				
DIVISION 9 - FRAMING & FINISHES				
DIVISION 10 - ACCESSORIES & SPECIALITIES				
DIVISION 12 - WINDOW COVERINGS				
DIVISION 14 - NO ELEVATOR				
DIVISION 21A - FIRE PROTECTION				
DIVISION 22A - PLUMBING				
DIVISION 23A - HVAC				
DIVISION 26A - ELECTRICAL				
GENERAL CONDITIONS				
BUILDING CONSTRUCTION SUBTOTAL (SITE WORK NOT INCLUDED)				12,982,842
CONTINGENCY			10%	1,298,284
SUBTOTAL				14,281,126
CONSTRUCTION MANAGEMENT			4%	571,245
SUBCONTRACTOR BONDS			1%	142,811
TOTAL BUILDING CONSTRUCTION				14,995,182
DESIGN FEES			7%	1,049,663
IT/COMMUNICATIONS / AUDIO / VISUAL / SECURITY			6.75%	1,012,175
FFE (FURNITURE, FIXTURES, EQUIPMENT)			5%	749,759
COMMISSIONING			0.35%	52,483
CONSTRUCTION MATERIAL TESTING/SURVEY LAYOUT				85,000
PERMITS / SAC / WAC				210,772
<b>TOTAL BUILDING ONLY CONSTRUCTION</b>				<b>18,155,034</b>
<b>SITE DEVELOPMENT</b>				
DIVISION 26A - SITE LIGHTING				60,000
DIVISION 31A - EARTHWORK				382,276
DIVISION 32A - PAVING				278,075
DIVISION 32B - SITE FURNISHINGS/FENCING				28,026
DIVISION 32F - CURB & GUTTER / SITE CONCRETE				97,500
DIVISION 32C - LANDSCAPING / RETAINING WALL				221,539
DIVISION 33A - SITE UTILITIES				240,000
SUBTOTAL				1,307,416
CONTINGENCY			10.00%	130,742
SUBTOTAL				1,438,157
CONSTRUCTION MANAGEMENT			4.00%	57,526
SUBCONTRACTOR BONDS			1.00%	14,382
TOTAL SITE DEVELOPMENT				1,510,065
DESIGN FEES			7%	105,705
IT/COMMUNICATIONS				0
FFE (FURNITURE, FIXTURES, EQUIPMENT)				0
COMMISSIONING				0
CONSTRUCTION MATERIAL TESTING/ SURVEY LAYOUT				20,000
PERMITS				17,500
<b>TOTAL SITE DEVELOPMENT</b>				<b>1,653,270</b>
<b>TOTAL BUILDING CONSTRUCTION AND SITE DEVELOPMENT</b>				
				2025
				19,808,304
				2026
				20,798,719
				2027
				21,838,655
				2028
				22,930,587



# CONCEPT BUDGET

## CONCEPT BUDGET - City Hall & Police

**PROJECT: BIG LAKE CITY HALL & POLICE STUDY**  
**LOCATION: BIG LAKE, MN**  
**DATE: 09/02/2025**

**DESCRIPTION**

1. CONCEPT BUDGET			
- CONCEPT BUILDING SIZE	53,476 SF		
- BASED ON CURRENT (2025) CONSTRUCTION COST. <b>ADD 5% PER YEAR ESCALATION - SEE BELOW</b>			
- CITY STREETS OR SIDEWALKS NOT INCLUDED			
<b>BUILDING CONSTRUCTION ONLY (FOOTPRINT)</b>			<b>TOTAL</b>
<b>BUILDING AREAS</b>			
POLICE FLEET	11,066 SF		2,877,160
POLICE SPACE	21,374 SF		8,585,936
MAIN LEVEL CITY HALL	21,036 SF		7,800,149
DIVISION 2 - EXCAVATION AND BACKFILL - BUILDING ONLY			
DIVISION 3 - CONCRETE WORK			
DIVISION 4 - MASONRY			
DIVISION 5 - STRUCTURAL STEEL / METALS			
DIVISION 6 - CARPENTRY / CASEWORK			
DIVISION 7 - THERMAL INSULATION / ROOFING / METAL PANELS			
DIVISION 8 - FRAMES, DOORS, HARDWARE, WINDOWS			
DIVISION 9 - FRAMING & FINISHES			
DIVISION 10 - ACCESSORIES & SPECIALITIES			
DIVISION 12 - WINDOW COVERINGS			
DIVISION 14 - NO ELEVATOR			
DIVISION 21A - FIRE PROTECTION			
DIVISION 22A - PLUMBING			
DIVISION 23A - HVAC			
DIVISION 26A - ELECTRICAL			
GENERAL CONDITIONS			
BUILDING CONSTRUCTION SUBTOTAL (SITE WORK NOT INCLUDED)			19,263,245
CONTINGENCY 10.00%			1,926,324
SUBTOTAL			21,189,569
CONSTRUCTION MANAGEMENT 4.00%			847,583
SUBCONTRACTOR BONDS 1.00%			211,896
<b>TOTAL BUILDING CONSTRUCTION</b>			<b>22,249,048</b>
DESIGN FEES 7%			1,557,433
IT/COMMUNICATIONS / AUDIO / VISUAL / SECURITY 6.50%			1,446,188
FFE (FURNITURE, FIXTURES, EQUIPMENT) 5%			1,112,452
COMMISSIONING 0.35%			77,872
CONSTRUCTION MATERIAL TESTING/SURVEY LAYOUT			125,000
PERMITS / SAC / WAC			309,971
<b>TOTAL BUILDING ONLY CONSTRUCTION</b>			<b>26,877,964</b>
<b>SITE DEVELOPMENT - No Work at Streets or Extension of Minnesota Street</b>			<b>TOTAL</b>
DIVISION 26A - SITE LIGHTING			90,000
DIVISION 31A - EARTHWORK			440,786
DIVISION 32A - PAVING			402,291
DIVISION 32B - SITE FURNISHINGS/FENCING			28,026
DIVISION 32F - CURB & GUTTER / SITE CONCRETE			165,000
DIVISION 32C - LANDSCAPING			219,105
DIVISION 33A - SITE UTILITIES			349,681
SUBTOTAL			1,694,889
CONTINGENCY 10%			169,489
SUBTOTAL			1,864,378
CONSTRUCTION MANAGEMENT 4%			74,575
SUBCONTRACTOR BONDS 1%			18,644
<b>TOTAL SITE DEVELOPMENT</b>			<b>1,957,597</b>
DESIGN FEES 7%			137,032
IT/COMMUNICATIONS			0
FFE (FURNITURE, FIXTURES, EQUIPMENT)			0
COMMISSIONING			0
CONSTRUCTION MATERIAL TESTING/ SURVEY LAYOUT			50,000
PERMITS			25,000
<b>TOTAL SITE DEVELOPMENT</b>			<b>2,169,628</b>
<b>TOTAL BUILDING CONSTRUCTION AND SITE DEVELOPMENT</b>			
	2025		29,047,592
	<b>2026</b>		<b>30,499,972</b>
	2027		32,024,970
	2028		33,626,219
<b>POLICE SPACE FIGURED ALL AT GRADE. IF BELOW GRADE / UNDERGROUND PARKING OPTION THERE WOULD BE AN ANTICIPATED PRICE INCREASE.</b>			
<b>ADD:</b>			<b>1,500,000</b>



# CONCEPT BUDGET - LIBRARY SPACE ADD TO ANY MAIN OPTION

\*\*NOT A STAND ALONE SPACE, NEEDS TO BE INCLUDED WITH MAIN PROJECT\*\*

PROJECT: BIG LAKE CITY HALL STUDY  
 LOCATION: BIG LAKE, MN  
 DATE: 09/02/2025

**DESCRIPTION**

1. CONCEPT BUDGET				
- CONCEPT SPACE SIZE		2,100	SF	
- BASED ON CURRENT (2025) CONSTRUCTION COST. ADD 5% PER YEAR ESCALATION - SEE BELOW				
- CITY STREETS OR SIDEWALKS NOT INCLUDED				
<b>BUILDING CONSTRUCTION ONLY (FOOTPRINT)</b>				<b>TOTAL</b>
<b>BUILDING AREAS</b>				
MAIN LEVEL LIBRARY - Open Space		2100	SF	420,000
DIVISION 2 - EXCAVATION AND BACKFILL - BUILDING ONLY				
DIVISION 3 - CONCRETE WORK				
DIVISION 4 - MASONRY				
DIVISION 5 - STRUCTURAL STEEL / METALS				
DIVISION 6 - CARPENTRY / CASEWORK				
DIVISION 7 - THERMAL INSULATION / ROOFING / METAL PANELS				
DIVISION 8 - FRAMES, DOORS, HARDWARE, WINDOWS				
DIVISION 9 - FRAMING & FINISHES				
DIVISION 10 - ACCESSORIES & SPECIALITIES				
DIVISION 12 - WINDOW COVERINGS				
DIVISION 21A - FIRE PROTECTION				
DIVISION 22A - PLUMBING				
DIVISION 23A - HVAC				
DIVISION 26A - ELECTRICAL				
GENERAL CONDITIONS				
BUILDING CONSTRUCTION SUBTOTAL (SITE WORK NOT INCLUDED)				420,000
CONTINGENCY			10%	42,000
SUBTOTAL				462,000
CONSTRUCTION MANAGEMENT			4%	18,480
SUBCONTRACTOR BONDS			1%	4,620
TOTAL BUILDING CONSTRUCTION				485,100
DESIGN FEES			7%	33,957
IT/COMMUNICATIONS / AUDIO / VISUAL / SECURITY			5%	24,255
FFE (FURNITURE, FIXTURES, EQUIPMENT)			5%	24,255
COMMISSIONING			0.35%	1,698
CONSTRUCTION MATERIAL TESTING/SURVEY LAYOUT				20,000
PERMITS				25,000
<b>TOTAL BUILDING ONLY CONSTRUCTION</b>				<b>614,265</b>
				<b>2026 644,978</b>
				2027 677,227
				2028 711,088