

PROPOSAL DETAILS

Lake Itasca Park

16030 Andrie St NW, Ramsey, MN 55303, USA

Two existing HOA owned tennis courts - convert to six pickleball courts with reconstruction.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Subgrade Correction Allowance Subcut the soil/base material under the existing asphalt court 8" deep and install 8" of new class five rock base. Once asphalt is removed, existing sub-base depth and quality will be checked and determination on necessity of subcut and new base will be made. If it is determined that replacement of the base is necessary, the allowance will be adjusted based on the actual amount of sub-cut and new rock base used.	12,960 Square Feet	\$3.04	\$39,393.94
Asphalt Removal and Re-Pave Remove existing asphalt and pave 3.5" of new asphalt in two lifts - 2" thick base course and 1.5" wear course. Existing tennis posts and footings to be removed and disposed prior to paving. Fencing to be removed and disposed. 12" maintenance strip to be poured for new perimeter fencing.	12,960 Square Feet	\$6.83	\$88,565.66
Fencing Install 456 lineal feet of 10' tall chain link fencing, in black, with 2-3/8" line posts, 3" terminal posts, and 1-5/8" top and bottom rails. Includes two 4 ft wide doors and one 10 ft. wide door for equipment access. To be installed in maintenance strip.	456 Linear Feet	\$67.25	\$30,666.67
ATE Project Management Fee Includes sub-contracting and managing the court build. Total is 7% of the managed contracts. This fee covers court design, overhead, site visits, oversight and coordination with sub-contractors.	1 Lump Sum	\$11,103.84	\$11,103.84
SportMaster Pickleball Acrylic Surfacing (New Asphalt Court) New asphalt must cure for a minimum of 28 days prior to surfacing. Acrylic surfacing includes two coats of acrylic resurfacer, two coats of color, and six sets of 2" wide white pickleball court lines. Owner may select up to 2 colors from the standard color chart. Water to be provided by owner on-site.	12,960 Square Feet	\$1.53	\$19,781.44

Pickleball Net and Post Systems	6 Each	\$1,668.50	\$10,011.00
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Supply and install six sets of Douglas pickleball removable net posts (in black), nets, center anchor pipes, center straps, and ground sleeves.

Includes six sets of new pickleball footings.

Water to be provided by owner on-site.

	SUBTOTAL	\$199,522.55
	TAX	\$369.28
	TOTAL	\$199,891.83

PAYMENT SCHEDULE

Name	Amount
Deposit Invoice	\$99,761.28
Progress Invoice	\$79,313.14
Completion Invoice	\$20,817.41

Payment due upon receipt of invoice. A finance charge of 1 1/2% per month (18% per year) will be charged on any balance over 30 days past invoice date, unless otherwise agreed upon in writing.

- **Deposit Invoice:** Includes partial payment for materials to surface and partial payment for subgrade correction, asphalt removal and re-pave, and fencing
- **Progress Invoice:** Includes the remaining balance for the completion of subgrade correction, asphalt removal and re-pave, and fencing
- **Completion Invoice:** Includes the remaining balance for the completion of surfacing and the supply and installation of pickleball net post systems

Work to be completed in 2026.

Proposed Work Does Not Include: Landscape Restoration, Irrigation Repair/Restoration, Private Utility Locates/Repairs, Sub-soil Corrections, Erosion Control, Towing Charges, Permits and Fees, Multiple Mobilizations, Surveying or any Unforeseen Conditions, Guarantee on drainage or ponding of water on lots with less than 1% slope.