

Lynn Cottages Development Cost Estimate

Acquisition & General Requirements		Doors and Windows	
Lot/Land		Exterior Entrance Doors	\$ 1,500.00
Permits	\$ -	Interior Pre-Hung Doors	\$ 8,000.00
Labor	\$ -	Garage Door(s)	\$ 4,000.00
Surveys/Appraisals		Windows	\$ 6,000.00
Temporary Facil/Util	\$ 3,500.00	Hardware	\$ 1,000.00
Equipment Rental	\$ 2,000.00	Total Doors / Windows	\$ 20,500.00
Insurance	\$ 2,800.00	Finishes	
Plans/Architect	\$ 4,000.00	Drywall	\$ 25,000.00
Interest/Bank Fees		Vinyl	\$ 3,500.00
Realtor Fees		Tile	
Advertising & Sales		Carpet	\$ 9,000.00
Legal Fees		Painting Interior	\$ 20,000.00
Other	\$ 5,000.00	Painting Exterior	
Maint/ Clean-up	\$ 5,000.00	Total Finishes	\$ 57,500.00
Total General Req	\$ 22,300.00	Equipment	
Sitework		Appliance kitchen	\$ 5,000.00
Site Preparation	\$ -	Appliance laundry	\$ 2,000.00
Earthwork/Excavation		Total Equipment	\$ 7,000.00
Sewer		Furnishings	
Utilities Installation	\$ 2,100.00	Cabinets	\$ 12,000.00
Landscaping	\$ 10,000.00	Countertops	\$ 2,700.00
Total Sitework	\$ 12,100.00	Sinks	\$ 10,000.00
Concrete		Mirrors	\$ 1,400.00
Concrete		Total Furnishings	\$ 26,100.00
Reinforcement	\$ 9,000.00	Mechanical	
Rock	\$ 8,000.00	Plumbing	\$ 32,000.00
Footings/Foundations	\$ 25,000.00	HVAC	\$ 36,000.00
Flatwork	\$ 57,000.00	ERV	\$ -
Total Concrete	\$ 99,000.00	Other exhaust fans	\$ 3,000.00
Carpentry/millwork		Total Mechanical	\$ 71,000.00
Rough Carpentry	\$ 45,000.00	Electrical	
Trusses/Pre-Fabs	\$ -	Service & Distribution	\$ 8,000.00
Finish Carpentry	\$ 22,500.00	Lighting	\$ 6,000.00
Total Wood	\$ 67,500.00	Communications	\$ 2,000.00
Thermal & Moisture Protection		Fixtures	\$ 10,000.00
Insulation	\$ 20,000.00	Total Electrical	\$ 26,000.00
Shingles/Roofing	\$ 4,000.00	Photovoltaic	\$ 48,000.00
Gutters	\$ 4,000.00	Other	\$ -
Siding	\$ 32,000.00	Other	
Soffit/Fascia	\$ 11,000.00	Total Development Cost	\$ 528,000.00
Total Thermal/Moist	\$ 71,000.00	Contractor Fee (15% max)	\$ 63,000.00

Total Bid \$ 591,000.00

Total to Finance \$ 361,000.00

Sources	Amount
General Fund	\$ 190,000
CDBG	\$ 40,000
Financing	\$ 361,000
Total	\$ 591,000