Lynn Cottages Decelopment Cost Estimate					
Acquisition & General Requirements			**Doors and Windows**		
Lot/Land			Exterior Entrace Doors	$	1,500.00
Permits	$	-	Interior Pre-Hung Doors	$	8,000.00
Labor	$	-	Garage Door(s)	$	4,000.00
Surveys/Apprasials			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
Reinforcement	$	9,000.00	**Total Furnishings**	**$**	**26,100.00**
Rock	$	8,000.00	**Mechanical**		
Footings/Foundations	$	25,000.00	Plumbing	$	32,000.00
Flatwork	$	57,000.00	HVAC	$	36,000.00
Total Concrete	**$**	**99,000.00**	ERV	$	-
Carpentry/millwork			Other exhaust fans	$	3,000.00
Rough Carpentry	$	45,000.00	**Total Mechanical**	**$**	**71,000.00**
Trusses/Pre-Fabs	$	-	**Electrical**		
Finish Carpentry	$	22,500.00	Service & Distribution	$	8,000.00
Total Wood	**$**	**67,500.00**	Lighting	$	6,000.00
Thermal & Moisture Protection			Communications	$	2,000.00
Insulation	$	20,000.00	Fixtures	$	10,000.00
Shingles/Roofing	$	4,000.00	**Total Electrical**	**$**	**26,000.00**
Gutters	$	4,000.00	**Photovaltaic**	**$**	**48,000.00**
Siding	$	32,000.00	**Other**	$	-
Soffit/Fascia	$	11,000.00	**Other**		
Total Thermal/Moist	**$**	**71,000.00**	**Total Development Cost**	**$**	**528,000.00**
			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