

# City of Lynden - Heusinkveld Barn Renovations

City of Lynden

PRE Design Opinion of Probable Cost

King Architecture LLC

24-Jun-20

PROJECTED HARD COSTS		GROSS SF of major renovation & new area		SF	
	DESCRIPTION	Unit	Cost/Unit	#/Units	\$/Phase
<b>Structural Option #1</b>					
Base options	Structural upgrades option #1		\$164.00	4584	\$751,776
	New roof insulation & roofing				
	Exterior wall upgrades				
	Fire sprinkling				
			15% Est Contingency		\$112,766
			<b>Sub Total:</b>		<b>\$864,542</b>
			General Conditions @ 12%		\$103,745
			<b>Sub Total:</b>		<b>\$968,287</b>
			General contractor OH&P 15%		\$145,243
			<b>TOTAL PROJECTED HARD COSTS:</b>		<b>\$1,113,531</b>
			<b>Estimated Soft Costs at 35%</b>		<b>\$389,736</b>
			<b>TOTAL PROJECT COSTS</b>		<b>\$1,503,266</b>

<b>Structural Option #2</b>					
Base options	Structural upgrades option #2		\$138.00	4584	\$632,592
	Exterior wall upgrades				
	Fire sprinkling				
			15% Est Contingency		\$94,889
			<b>Sub Total:</b>		<b>\$727,481</b>
			General Conditions @ 12%		\$87,298
			<b>Sub Total:</b>		<b>\$814,778</b>
			General contractor OH&P 15%		\$122,217
			<b>TOTAL PROJECTED HARD COSTS:</b>		<b>\$936,995</b>
			<b>Estimated Soft Costs at 35%</b>		<b>\$327,948</b>
			<b>TOTAL PROJECT COSTS</b>		<b>\$1,264,944</b>

<b>Structural Option #3</b>					
Base options	Structural upgrades option #3		\$140.00	4584	\$641,760
	Exterior wall upgrades				
	Fire sprinkling				
			15% Est Contingency		\$96,264
			<b>Sub Total:</b>		<b>\$738,024</b>
			General Conditions @ 12%		\$88,563
			<b>Sub Total:</b>		<b>\$826,587</b>
			General contractor OH&P 15%		\$123,988
			<b>TOTAL PROJECTED HARD COSTS:</b>		<b>\$950,575</b>
			<b>Estimated Soft Costs at 35%</b>		<b>\$332,701</b>
			<b>TOTAL PROJECT COSTS</b>		<b>\$1,283,276</b>

<b>Alternate bid options</b>					
	1 Add Site work - Driveway & Parking area		\$23.25	30150	\$700,988
	2 Add New Roof in Option #2&3 only		\$34.00	5500	\$187,000
	3 Add New Kitchen		\$410.00	540	\$221,400
	4 Add New Bathrooms		\$200.00	400	\$80,000
	5 Add Building Heating		\$40.00	4584	\$183,360

**Assumptions:**

1. This is not a construction estimate, but a preliminary projected budget.
2. Assumes construction begins Feb 2021
3. Assumes scope of work to be publicly, competitively bid with prevailing wages.
4. Pest treatment of existing wood structure is not included in this estimate.