

Community Facilities Planning Project - Financial Analysis

Draft: April 2, 2010

Note: All assumptions and numbers are subject to revision.

Committee Recommendations
* Library to Lunt
* Town Offices to Plummer
* Community Programs to Motz
* Limited Motz renovations (possible future demolition of Motz and rebuild)
* No new walking track gym addition
* Private development on 5 acre at Plummer-Motz-Lunt site
* Sale of current library building, Town Hall, and Pleasant Hill Fire Station

RENOVATIONS	Descriptions (sq.ft. cost does not include furnishings)	Cost estimates by Oak Point Associates	Furnishings (= 6% of renovation cost - assumes reuse of existing equipment)	Committee Recommendations
LUNT	Lunt Renovations for Library (24,250 sf, \$174/sf)	\$ 4,217,659	\$ 253,060	\$ 4,470,719
	Minimal renovations for Library in current location (allowance, 10,700 sf, \$47/sf)	\$ 500,000	\$ 30,000	\$ -
	Library expansion at current location (Option B by 2007 Barba estimate includes furnishings, 20,275 sf, \$186/sf)	\$ 3,779,844	\$ -	\$ -
PLUMMER-MOTZ	Plummer-Motz Renovations for Town Offices and Community Center (42,850 sf, \$132/sf)	\$ 5,648,387	\$ 338,903	\$ -
	Plummer renovation for Town offices only (22,700 sf, \$148/sf)	\$ 3,349,243	\$ 200,955	\$ 3,550,198
	Mason Gym Renovation Level 1 (10,500 sf, \$91/sf)	\$ 952,685	\$ 57,161	\$ 1,009,846
	Mason Gym Renovation Level 2 (10,500 sf, \$25/sf)	\$ 258,460	\$ 15,508	\$ -
	Motz Wing Renovation Level 1 (9650 sf, \$130/sf)	\$ 1,255,362	\$ 75,322	\$ -
	Motz Wing Renovation Level 2 (allowance, 9650 sf, \$26/sf)	\$ 250,000	\$ 15,000	\$ 265,000
	Future Walking Track Gym at Plummer-Motz (9000 sf, \$233/sf)	\$ 2,100,792	\$ 126,048	\$ -
TOWN HALL	Town Office renovations 1 (26,000 sf, \$225/sf)	\$ 5,844,902	\$ 350,694	\$ -
	Town Office renovations 2 (18,900 sf, \$197/sf)	\$ 3,721,041	\$ 223,262	\$ -
	Town Office renovations 3 (allowance, floor area TBD)	\$ 2,000,000	\$ 120,000	\$ -
	Town Office renovations 4 (allowance, 16,932 sf, \$30/sf)	\$ 500,000	\$ 30,000	\$ -
	Total Renovation Cost			\$ 9,295,762
	Say			\$ 9,300,000
PROPERTY SALES	<i>Cushman & Wakefield, March 22, 2010 appraisals</i>			
	Town Hall (1 acre)	\$ 1,250,000		\$ 1,250,000
	Library (1.7 acres)	\$ 1,250,000		\$ 1,250,000
	Plummer-Motz School (5.8 acres)	\$ 1,250,000		\$ -
	Lunt School (4.3 acres)	\$ 800,000		\$ -
	Undeveloped Land at Plummer-Motz-Lunt (9.9 acres)	\$ 1,000,000		\$ -
	Undeveloped Land at Plummer-Motz-Lunt (5 acres, OceanView Concept Plan B)	\$ 1,750,000		\$ 1,750,000
	Entire Plummer-Motz-Lunt site (20 acres + 2 buildings)	\$ 2,750,000		\$ -
	Pleasant Hill Fire Station (0.5 acres)	\$ 190,000		\$ 190,000
	Total Income			\$ 4,440,000
LIBRARY PRIVATE FUNDRAISING				\$ 750,000
COMMUNITY CENTER CAPITAL RESERVE ACCOUNT	\$100,000			\$ 100,000
NET PROJECT COST				\$ 4,010,000
PRIVATE DEVELOPMENT				
	New taxable value at Plummer-Motz-Lunt (For example: 40 units at \$250,000 = \$10M; 100 units at \$250,000 = \$25M)			\$ 10,000,000
	Tax rate per \$1000 value			\$ 12.35
	New net taxes on private development at Plummer-Motz-Lunt site			\$ 61,750
	Net taxes for current Town Hall property (based on appraised value)			\$ 7,719
	Net taxes for current Library property (based on appraised value)			\$ 7,719
	Net taxes for Pleasant Hill Fire Station property (based on appraised value)			\$ 1,173
	Annual new taxes			\$ 78,361
FINANCING				
	Annual cost for each \$1M bonded (20 years at 5%)			\$ 100,000
	Bond amount			\$ 4,010,000
	Annual debt payment			\$ 401,000
	Minus annual new taxes			\$ 78,361
	Net annual capital cost to Falmouth taxpayers			\$ 322,639
ADDITIONAL OPERATING COST				
	Insurance (assume triple Town Hall current)			\$ 5,034
	Utilities - gas/oil			\$ 40,000
	Utilities - electric			\$ 25,000
	Town - janitorial services			\$ 50,000
	Library - 2.5 staff people (\$85,000 @ 82%)			\$ 70,000
	Total			\$ 190,034
TOTALS	Renovation Cost - Tax/Sale Income + Additional Operating Cost			\$ 512,673
TAX IMPACT				
	Impact of \$100,000 annual cost on tax rate			\$ 0.05
	Total project impact on tax rate			\$ 0.26
	Additional annual taxes per \$100,000 value			\$ 25.63