

# Community Facilities Planning Project Draft: December 13, 2010

Options	A	B	C	D	E
<b>Falmouth Memorial Library</b>	Existing Site Addition	Lunt Renovation	Plummer Renovation	Build New Adjacent to Plummer	Fill in the blanks...
<b>Community Recreation Center</b>	Mason-Motz building	Mason-Motz building	Mason-Motz building	Mason-Motz building	
<b>Child Development Services</b>	Plummer building	Plummer building	Lunt building	Plummer building	
<b>Available for Private Development</b>	PML Land, Lunt building	PML land, Existing library	PML land, Existing library	PML land, Existing library, Lunt building	
<b>Town Hall Renovations</b>	On-site renovations	On-site renovations	On-site renovations	On-site renovations	

## Expenses

<b>Falmouth Memorial Library</b> (upper range)	\$ 3,627,395	\$ 3,385,552	\$ 3,222,326	\$ 4,867,912
<b>Community Recreation Center</b>	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
<b>Child Development Services</b>	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<b>Town Hall Renovations</b>	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
<b>Total Expenses</b>	<b>\$ 6,327,395</b>	<b>\$ 6,085,552</b>	<b>\$ 5,922,326</b>	<b>\$ 7,567,912</b>

## Income

<b>Pleasant Hill Fire Station Sale</b>	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
<b>Existing Library Sale</b>	\$ -	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
<b>Library Fundraising</b>	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
<b>PML Land Sale</b>	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
<b>Lunt building</b>	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
<b>CDS Lease 10 Years (net)</b>	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
<b>Community Center Capital Reserve Account</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>Total Income</b>	<b>\$ 5,500,000</b>	<b>\$ 5,750,000</b>	<b>\$ 5,750,000</b>	<b>\$ 6,750,000</b>

## Net Capital Cost

<b>Net Capital Cost (upper)</b>	<b>\$ 827,395</b>	<b>\$ 335,552</b>	<b>\$ 172,326</b>	<b>\$ 817,912</b>
Library - Upper Range	\$ 3,627,395	\$ 3,385,552	\$ 3,222,326	\$ 4,867,912
Library - Lower Range	\$ 3,210,316	\$ 3,004,308	\$ 3,209,742	\$ 4,314,457
<b>Difference</b>	<b>\$ 417,079</b>	<b>\$ 381,244</b>	<b>\$ 12,584</b>	<b>\$ 553,455</b>
<b>Net Capital Cost (lower)</b>	<b>\$ 410,316</b>	<b>\$ (45,692)</b>	<b>\$ 159,742</b>	<b>\$ 264,457</b>

## Cost Estimates

<b>Falmouth Memorial Library</b>	<b>Existing Site Addition</b>	<b>Lunt Renovation</b>	<b>Plummer Renovation</b>	<b>Build New Adjacent to Plummer: \$4,867,912</b>
	<b>\$3,627,395</b>	<b>\$3,385,552</b>	<b>\$3,222,326</b>	
ADP - Upper Range	\$ 3,627,395	\$ 3,385,552	\$ 3,222,326	\$ 4,867,912
ADP - Lower Range	\$ 3,210,316	\$ 3,004,308	\$ 3,209,742	\$ 4,314,457
Barba Option B - November 2010	\$ 4,000,935			
Oak Point Associates - August 2010		\$ 3,572,368		
Conestco		\$ 4,035,768		
Oak Point - high formula				\$ 4,933,656
Oak Point - low formula				\$ 4,243,155
Conestco - formula				\$ 4,469,953
<b>Community Recreation Center</b>	<b>Mason-Motz building</b>	<b>Mason-Motz building</b>	<b>Mason-Motz building</b>	<b>Mason-Motz building</b>
	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>
Oak Point Associates - Low	\$599,983	\$599,983	\$599,983	\$599,983
Oak Point Associates - Medium	\$1,419,168	\$1,419,168	\$1,419,168	\$1,419,168
Oak Point Associates - High	\$2,605,495	\$2,605,495	\$2,605,495	\$2,605,495
Conestco	\$2,025,344	\$2,025,344	\$2,025,344	\$2,025,344
<b>Town Hall Renovations</b>	<b>\$ 700,000</b>	<b>\$ 700,000</b>	<b>\$ 700,000</b>	<b>\$ 700,000</b>
Conestco - Low	\$ 599,925	\$ 599,925	\$ 599,925	\$ 599,925
Conestco - High	\$ 612,775	\$ 612,775	\$ 612,775	\$ 612,775