

# Community Facilities Planning Project Draft: February 10, 2011

Options	1	2	3	4
	<b>Committee's Original Proposal - Library in Lunt; Community Center in Mason-Motz; Town offices in Plummer</b>	<b>Library in Lunt; CDS in Motz-Mason; Community Center in Mason- Plummer; renovate Town hall</b>	<b>New freestanding library; CDS in Motz-Mason; Community Center in Mason- Plummer; renovate Town hall</b>	<b>Other Tenant in Plummer; Community Center in Mason-Motz; Library in Lunt; renovate Town Hall</b>
Falmouth Memorial Library	Lunt Renovation	Lunt Renovation	Build New between Plummer and Lunt	Lunt Renovation
Community Recreation Center	Mason-Motz	Mason-Plummer	Mason-Plummer	Mason-Motz
Child Development Services	x	Motz-Mason	Motz-Mason	x
Available for Private Development	PML land, Existing library, Town hall	PML land, Existing library	PML land, Existing library, Lunt building	PML land, Existing library
Town Hall	Plummer	On-site renovations	On-site renovations	On-site renovations
Other Tenant(s)	x	x	x	Plummer

Expenses								
Falmouth Memorial Library (upper range)	\$	3,385,552	\$	3,385,552	\$	4,041,100	\$	3,385,552
Community Recreation Center	\$	959,970	\$	1,465,420	\$	1,465,420	\$	959,970
Child Development Services	\$	-	\$	1,317,030	\$	1,317,030	\$	-
Town Hall	\$	3,701,205	\$	700,000	\$	700,000	\$	700,000
Other tenant(s) fit-up	\$	-	\$	-	\$	-	\$	2,111,020
<b>Total Expenses</b>	<b>\$</b>	<b>8,046,727</b>	<b>\$</b>	<b>6,868,002</b>	<b>\$</b>	<b>7,523,550</b>	<b>\$</b>	<b>7,156,542</b>

Income								
Pleasant Hill Fire Station Sale	\$	150,000	\$	150,000	\$	150,000	\$	150,000
Existing Library Sale	\$	1,250,000	\$	1,250,000	\$	1,250,000	\$	1,250,000
Library Fundraising	\$	1,250,000	\$	1,250,000	\$	1,250,000	\$	1,250,000
PML Land Sale	\$	2,000,000	\$	2,000,000	\$	2,000,000	\$	2,000,000
Lunt building	\$	-	\$	-	\$	1,000,000	\$	-
Town Office	\$	750,000	\$	-	\$	-	\$	-
CDS Lease Motz-Mason (net, 10 years)	\$	-	\$	750,000	\$	750,000	\$	-
Plummer Lease (net, 10 years)	\$	-	\$	-	\$	-	\$	1,500,000
Community Center Capital Reserve Account	\$	100,000	\$	100,000	\$	100,000	\$	100,000
Undesignated Fund Balance								
Property Sale Variance	\$	(500,000)	\$	(500,000)	\$	(500,000)	\$	(500,000)
<b>Total Income</b>	<b>\$</b>	<b>5,000,000</b>	<b>\$</b>	<b>5,000,000</b>	<b>\$</b>	<b>6,000,000</b>	<b>\$</b>	<b>5,750,000</b>

Net Capital Cost								
<b>Net Capital Cost (upper)</b>	<b>\$</b>	<b>3,046,727</b>	<b>\$</b>	<b>1,868,002</b>	<b>\$</b>	<b>1,523,550</b>	<b>\$</b>	<b>1,406,542</b>
Library - Upper Range	\$	3,385,552	\$	3,385,552	\$		\$	3,385,552
Library - Lower Range	\$	3,012,205	\$	3,012,205	\$		\$	3,012,205
Difference	\$	373,347	\$	373,347	\$		\$	373,347
<b>Net Capital Cost (lower)</b>	<b>\$</b>	<b>2,673,380</b>	<b>\$</b>	<b>1,494,655</b>	<b>\$</b>	<b>1,523,550</b>	<b>\$</b>	<b>1,033,195</b>