

Community Facilities Planning Project Draft: February 11, 2011

Options	1	2	3	4	5
	Committee's Original Proposal - Library in Lunt; Community Center in Mason-Motz; Town offices in Plummer	Library in Lunt; CDS in Motz-Mason; Community Center in Mason-Plummer; renovate Town hall	New freestanding library; CDS in Motz-Mason; Community Center in Mason-Plummer; renovate Town hall	Other Tenant in Plummer; Community Center in Mason-Motz; Library in Lunt; renovate Town Hall	"Net Zero" Option 5 (see Town Manager Comments, Feb. 11, 2011)
Falmouth Memorial Library	Lunt Renovation	Lunt Renovation	Build New between Plummer and Lunt	Lunt Renovation	Lunt Renovation
Community Recreation Center	Mason-Motz	Mason-Plummer	Mason-Plummer	Mason-Motz	Mason-Motz
Child Development Services	x	Motz-Mason	Motz-Mason	x	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	PML land, Existing library
Town Hall	Plummer	On-site renovations	On-site renovations	On-site renovations	On-site renovations
Other Tenant(s)	x	x	x	Plummer	Plummer

Expenses										
Falmouth Memorial Library (upper range)	\$	3,385,552	\$	3,385,552	\$	4,041,100	\$	3,385,552	\$	3,385,552
Community Recreation Center	\$	959,970	\$	1,465,420	\$	1,465,420	\$	959,970	\$	959,970
Child Development Services	\$	-	\$	1,317,030	\$	1,317,030	\$	-	\$	-
Town Hall	\$	3,701,205	\$	700,000	\$	700,000	\$	700,000	\$	200,000
Other tenant(s) fit-up	\$	-	\$	-	\$	-	\$	2,111,020	\$	2,111,020
Total Expenses	\$	8,046,727	\$	6,868,002	\$	7,523,550	\$	7,156,542	\$	6,656,542

Income										
Pleasant Hill Fire Station Sale	\$	150,000	\$	150,000	\$	150,000	\$	150,000	\$	150,000
Existing Library Sale	\$	1,250,000	\$	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	\$	1,250,000
PML Land Sale	\$	2,000,000	\$	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	\$	1,500,000
Community Center Capital Reserve Account	\$	100,000	\$	100,000	\$	100,000	\$	100,000	\$	100,000
Undesignated Fund Balance								\$		500,000
Property Sale Variance	\$	(500,000)	\$	(500,000)	\$	(500,000)	\$	(500,000)	\$	(500,000)
Total Income	\$	5,000,000	\$	5,000,000	\$	6,000,000	\$	5,750,000	\$	6,250,000

Net Capital Cost										
Net Capital Cost (upper)	\$	3,046,727	\$	1,868,002	\$	1,523,550	\$	1,406,542	\$	406,542
Library - Upper Range	\$	3,385,552	\$	3,385,552	\$		\$	3,385,552	\$	3,385,552
Library - Lower Range	\$	3,012,205	\$	3,012,205	\$		\$	3,012,205	\$	3,012,205
Difference	\$	373,347	\$	373,347	\$		\$	373,347	\$	373,347
Net Capital Cost (lower)	\$	2,673,380	\$	1,494,655	\$	1,523,550	\$	1,033,195	\$	33,195