

IPSWICH SCHOOL BUILDING COMMITTEE

February 24, 2016

COST COMPARISON

CENTRAL OFFICE

Estimated cost to construct 3,500SF within the new building		\$1,750,000
Estimated annual debt service at 4% interests – 25 years	\$112,021	
Proceeds from selling Lord Square Building		<u>\$200,000</u>
Total Cost for new space		\$1,550,000
Major renovation – Lord Square - 2,500 SF at \$200/SF = \$500,000		
- 2,500 SF at \$150/SF = \$375,000		
More realistic – replace individual systems over the next 15-20 years		<u>\$250,000</u>
Approx cost difference between reno and new		\$1,300,000

BIRTH TO THREE

Estimated cost to construct 2,500SF within the new building	\$1,250,000	
Estimated annual debt service at 4% interests – 25 years		\$80,015
Current annual rent for 1,500 SF space		\$9,000
Potential future rent for a 2,500 SF space		\$18,000
If Birth to three paid rent to the town to reduce bond payment, Bond payment would still be:		\$62,015 to \$71,015