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 $200,000
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 $250,000
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