

Estimated Comparison

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	Existing Bldg	Rush River	Compare
Approximate Square Footage	5,500	9,000	
Addition	1,300		
Total Approximate Square Footage	6,800	9,000	

On-Going Building Costs (assumes existing cost per sq. ft.)		
Electricity*	\$9,891	\$13,091
Heating Fuel*	\$3,091	\$4,091
Water & Sewer	\$0	\$2,700
Year 1 Utilities	\$12,982	\$19,882
Monthly Operating Expense Fee	\$0	\$6,000
Maintenance budget	\$12,000	\$2,500
HVAC maintenance contract	\$0	\$3,150
Property insurance	\$1,600	\$2,618
Custodial	\$7,981	\$13,060
Year 1 Maintenance	\$21,581	\$27,328
Total Annual On-Going Costs in Today's Dollars	\$34,563	\$47,210
80 years in Today's Dollars	\$2,765,025	\$3,776,785

A

\$1,011,760

*Type of heating/cooling system and availability of solar panels at Rush River not yet determined. Solar panels and/or geothermal HVAC could reasonably be expected to require less in on-going costs.

One-Time Costs		
Movers/storage	\$15,000	\$15,000
Furniture & Equipment (F&E), includes AV and tech	\$219,000	\$219,000
Setup & rental of 2 modular office units for 18 months	\$34,500	\$0
Portable toilet rentals and servicing for 18 months	\$5,400	\$0
	\$273,900	\$234,000
Capital		
Renovation and 1,300 sq. ft. addition	\$3,278,500	\$0
Total One-Time & Capital Costs in Today's Dollars	\$3,552,400	\$234,000

B

(\$3,318,400)

C

Forgone Interest Earnings if \$1.5M Used for Reno/Exp. \$22,013,606 (\$22,013,606)

A+B+C

80-year Cost, All in Today's Dollars \$28,331,032 \$4,010,785 (\$24,320,246)

Notes:

- All costs assumed in today's dollars
- All figures are estimates based on existing costs per sq. ft. and other research
- There are multiple unknowns. The Rush River column is believed to err on the high end of on-going building-related costs.
- Model includes no assumption of monetization of existing building under the Rush River option, and likewise doesn't factor in costs of maintaining the existing facility into the future
- Each scenario excludes renovations that will inevitably be needed for either space over an 80-year period

Takeaways:

- On-going costs in Rush River option (including maintaining existing building) are estimated to be \$1.0M greater over 80 years than existing
- One-time and capital costs in Rush River option are estimated to be \$3.3M less over 80 years than existing
- If \$1.5M in unrestricted Library Fund investments are allowed to grow over 80 years at an average 3.5% interest rate, interest earnings would total \$22.0M. If that same \$1.5M is used for a renovation/expansion project now, that \$22.0M will not be earned.
- **In total**, Rush River option is estimated to cost \$24.3M less over 80 years than renovating and expanding existing facility.