

**Village of Bratenahl Facility Options Financial Analysis: All Numbers Shown as 5-Year Projections**

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Status Quo</b>	Village Hall	Police & Admin.	(\$195,543)	(\$89,000)	n/a	n/a	n/a	n/a	n/a	(\$284,543)
	Community Center	Rec. Department	(\$100,674)	(\$500,000)	n/a	n/a	n/a	n/a	n/a	(\$600,674)
	Service Garage (Relocate)	Maintenance Dept.	(\$25,043)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,190,534)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Expansion</b>	Village Hall (Large Addition)	Police, Admin., Rec.	(\$370,312)	(\$53,400)	(\$3,465,670)	n/a	n/a	n/a	n/a	(\$3,889,382)
	Community Center (RFP)	Not Used	(\$50,337)	n/a	n/a	n/a	n/a	n/a	n/a	(\$50,337)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$0

\*Carrying costs for Community Center may vary. RFP would likely require transfer of ownership.

\*\*Additional tax revenue is not estimated but could create financial benefit as part of RFP process.

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Reorganization</b> (20,831 of 32,500 SF Renovated in Community Center)	Village Hall	Police Only	(\$195,543)	(\$89,000)	n/a	n/a	n/a	n/a	n/a	(\$284,543)
	Community Center	Admin., Rec. & Revenue	(\$145,479)	(\$500,000)	(\$2,050,282)	n/a	n/a	n/a	n/a	(\$2,695,761)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Relocation</b>	Village Hall	Police Only	(\$195,543)	(\$89,000)	n/a	n/a	n/a	n/a	n/a	(\$284,543)
	Community Center (RFP)	Not Used	(\$50,337)	n/a	n/a	n/a	n/a	n/a	n/a	(\$50,337)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Admin. & Rec. Dept.	(\$172,547)	(\$52,000)	(\$431,632)	n/a	(\$328,105)	n/a	n/a	(\$984,283)

\*10,000 SF required in the BBBC Center under this scenario.

\*\*Carrying costs for Community Center may vary.

\*\*Additional tax revenue is not estimated but could create financial benefit as part of RFP process.

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Recommended (Reorganization)</b>	Village Hall	Police Only	(\$195,543)	(\$89,000)	n/a	n/a	n/a	n/a	n/a	(\$284,543)
	Community Center	Admin., Rec. & Revenue	(\$145,479)	(\$500,000)	(\$2,050,282)	n/a	n/a	n/a	n/a	(\$2,695,761)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

\*20,831 SF renovated in Community Center, the remainder to be repurposed later or left as-is.

**Additional Scenarios -- Added on 6/12/15**

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Expansion</b> (8,000 SF Addition to Village Hall)	Village Hall (Small Addition)	Police, Admin., Rec.	(\$310,584)	(\$53,400)	(\$2,640,510)	\$0	\$0	\$0	\$0	(\$3,004,495)
	Community Center	Revenue Gen. Only	(\$145,479)	(\$500,000)	(\$510,866)	\$0	\$0	\$0	\$0	(\$1,156,345)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$0

\*Carrying costs for Community Center may vary. Only capital improvements and ADA upgrades included for the Community Center.

\*\*Actual revenue amounts not estimated but will offset future costs.

\*\*\*No renovation assumed for tenant improvements. Costs will vary by revenue generation plan.

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Reorganization</b> (8,000 SF of 32,500 SF renovated in Community Center)	Village Hall	Police Only	(\$195,543)	(\$89,000)	n/a	n/a	n/a	n/a	n/a	(\$284,543)
	Community Center	Admin., Rec. & Revenue	(\$145,479)	(\$500,000)	(\$1,132,866)	n/a	n/a	n/a	n/a	(\$1,778,345)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	**Actual revenue amounts not estimated but will offset future costs.									
										(\$3,259,569)

	Building	Function	OpEx	Capital Costs	Construction	Demo	Rent	Return from Disposition	Tax Revenue	Totals
<b>Reorganization</b> (32,500 of 32,500 SF renovated in Community Center)	Village Hall	Police Only	(\$195,543)	(\$89,000)	n/a	n/a	n/a	n/a	n/a	(\$284,543)
	Community Center	Admin., Rec. & Revenue	(\$145,479)	(\$500,000)	(\$2,884,616)	n/a	n/a	n/a	n/a	(\$3,530,095)
	Service Garage (Relocate)	Maint. Dept.	(\$31,190)	(\$32,500)	(\$1,022,991)	(\$110,000)	n/a	n/a	n/a	(\$1,196,681)
	Barbara Byrd-Bennett Center	Not Used	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	**Actual revenue amounts not estimated but will offset future costs.									
										(\$5,011,319)

**Notes:**

Operating Expenses are based of actual numbers provided by the Village of Bratenahl and include adjustments based on an estimated increased or decreased usage of the buildings.

Capital Costs are based on an assessment of the buildings current conditions and a recommended maintenance plan, costs will vary based on actual scope.

Construction costs are preliminary estimates only and do not include architect/engineering fees, construction management fees or hazardous material surveys.

Asbestos or other hazardous material abatement could cause estimates to vary in either direction, a hazardous material survey is recommended prior to refining the estimates and scope of work.

Five year model reflects cost increases due to inflation where appropriate.

Demolition costs include estimates for backfill, minor landscaping and tank relocation.