

Town of Rockport, Maine  
Library Cost Analysis  
Current Library v. Rental Property

Cost Estimates to Remain in Library		Nov-15				
		Jun-16				
Item	Purpose	Current Library		FY 16-17	FY 17-18	FY 18-19
Air Quality	Mitigate Poor Air Quality	75,000		5,000	5,000	5,000
Safety/Egress	Fire Escape	20,000				
General Maintenance	Mowing, Snow Plowing, etc.	2,000		2,000	2,000	2,000
Maintenance Repairs	Roof, walls, windows, etc.	5,000		5,000	5,000	5,000
Utilities	Electricity, phone, heat, water	6,760		6,760	6,760	6,760
Storage	Books from attic	5,000		5,000	5,000	5,000
Moving Costs	Internet, Phone, Bldg Conents					15,000
Mold Remediation	30 Days to Remove Mold	55,000				
Building Repairs	Repairs to walls, insulation as a result of remediation	35,000				
<b>Estimated TOTAL w/ Mold Remediation</b>		<b>203,760</b>		<b>23,760</b>	<b>23,760</b>	<b>38,760</b>
<b>Estimated TOTAL w/out Mold Remediation</b>		<b>113,760</b>		<b>23,760</b>	<b>23,760</b>	<b>38,760</b>

No Building Demolition; No Relocation Costs until fourth year.

**Mold Remediation**  
**No Mold Remediation**

Items encircled would be required annually to maintain current library (air quality cost reduced to \$5,000 each year).

Cost Estimates to Relocate Library Temporarily - November 2015		First Year (8 Months)		Second Year (12 months)		Third Year	Fourth Year	
		Nov-15	Jun-16	FY 16-17		FY 17-18	FY 18-19	
Item	Purpose	Current Library	Rental Property	Current Library	Rental Property	Rental Property	Rental Property	
Rental	Monthly Rental Fee		26,100		34,800	34800	34,800	
Security Deposit	First/Last Month's Rent		5,800				(5,800)	Return of Deposit
Building Renovations	Add/Remove Walls		20,000					
Moving Costs	Internet, Phone, Bldg Conents		15,000				15,000	
General Maintenance	Mowing, Snow Plowing, etc.	2,000	2,000		2,000	2000	2,000	
Utilities	Electricity, phone, heat, water	5,000	10,000		15,000	15000	15,000	
Storage	Books from attic							
Demolition	Demo current library building			50,000				
<b>Estimated TOTAL</b>		<b>7,000</b>	<b>78,900</b>	<b>50,000</b>	<b>51,800</b>	<b>51,800</b>	<b>61,000</b>	<b>300,500</b>

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**OPTION 1** Stay in Library Building through FY 18-19; no building demolition; no mold remediation.

					<b>Stay in Current Library</b>	
No Mold Remediation	Moving costs 4th Year	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>TOTAL</b>
Air Quality Mitigation annually (reduced to \$5,000)		113,760	23,760	23,760	38,760	<b>200,040</b>

**OPTION 2** Stay in Library Building through FY 18-19; no building demolition; would require mold remediation and mitigation.

					<b>Stay in Current Library</b>	
Mold Remediation Required	Moving costs 4th Year	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>TOTAL</b>
Air Quality Mitigation annually (reduced to \$5,000)		203,760	23,760	23,760	38,760	<b>290,040</b>

**OPTION 3** Stay in Current Library Building thru November 1, 2015; relocate to another building; move back after new building construction completed in third or fourth year.

					<b>Stay in Current Library, Relocate 11/1/15</b>	
Mold Remediation Required		<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>TOTAL</b>
Air Quality Mitigation annually (reduced to \$5,000)		85,900	101,800	51,800	61,000	<b>300,500</b>

Total Includes minimal utilities at library thru June 2016, demo summer 2016

**OPTION 4** Stay in Current Library until decision made to relocate for construction of new building; rental in year three; no mold remediation in year one.

					<b>Stay in Current Library, Relocate 3rd Year</b>	
No Mold Remediation	Moving costs 3rd and 4th Year	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>TOTAL</b>
Air Quality Mitigation annually (reduced to \$5,000)		113,760	23,760	92,600	61,000	<b>291,120</b>

**OPTION 5** Stay in Current Library until decision made to relocate for construction of new building; rental in year three; mold remediation in year one.

					<b>Stay in Current Library, Relocate 3rd Year</b>	
Mold Remediation Required	Moving costs 3rd and 4th Year	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>TOTAL</b>
Air Quality Mitigation annually (reduced to \$5,000)		203,760	23,760	92,600	61,000	<b>381,120</b>