

Operating Costs

Attached is a spreadsheet which estimates operating costs using national figures and actual experience with the City Hall building. There are many things to consider and these estimates can certainly be discounted based on many facts. For instance,

- elevator maintenance, city hall elevator is over 10 years old, a new Senior Center will have a new elevator,
- city hall boilers are old and very large, new Senior Center boiler will be more compact and energy efficient and most likely fired by natural gas as opposed to oil.
- St. Sebastian windows are about 10 years old. City Halls windows are over 50 years old and very inefficient.
- Honeywell has offered to perform work free of charge to make the building more energy efficient.

In regards to staffing, the Senior Center currently has a full time Custodian/Program Aide. This person will move to the new location.

Operating Cost Estimates

Building Owners and Managers Association (BOMA) Estimate

BOMA estimate for electricity	\$	1.25	
BOMA estimate for HVAC	\$1.5 - \$2.5		
Building square feet		12500	sq.ft.
Cost per sq.ft.	\$	<u>3.25</u>	per sq.ft.
Estimate for 61 Durant Terrace	\$	40,625.00	

Estimate based on actual cost to maintain City Hall

Electricity	\$	82,318.00
Oil	\$	35,000.00
TOTAL	\$	117,318.00
	\$	3.25

Building square feet		12500	sq.ft.
Cost per sq.ft.	\$	<u>3.25</u>	per sq.ft.
Estimate for 61 Durant Terrace	\$	40,625.00	

Other City Hall building expenses

Elevator maintenance contract	\$	5,500.00
Building maintenance/supplies	\$	15,000.00
Fire extinguishers	\$	500.00
Carpet Cleaning	\$	2,000.00
HVAC maintenance contract	\$	8,000.00
Sanitation / dumpster	\$	1,300.00
Incidentals	\$	10,000.00
	\$	42,300.00

water/sewer cleaning supplies batteries etc...

Cost per sq.ft.	\$	1.17	36,048	Size of City Hall
			12500	
	\$	<u>1.17</u>		
Estimate for 61 Durant Terrace - other expenses	\$	14,625.00		