

DEPARTMENT RELOCATION COSTS

DESCRIPTION	QUANTITY	\$ / UNIT	AMOUNT
Size of the area remodeled	8,250		
General Conditions	463,537	10%	\$46,354
Demolition	8,250	1.50	\$12,375
Floor Repair	8,250	0.35	\$2,888
Casework	1	10,000.00	\$10,000
Sealants	8,250	0.10	\$825
Glazing	19	300.00	\$5,760
Doors & Frames & Hardware	16	1,000.00	\$16,000
Drywall Construction	10,313	5.00	\$51,563
Flooring	917	35.00	\$32,083
Tile	3,000	13.00	\$39,000
Ceilings	8,250	3.50	\$28,875
Painting	15,469	1.00	\$15,469
Toilet Partitions	6	1,200.00	\$7,200
Toilet Accessories	6	1,000.00	\$6,000
Fire Protection	8,250	1.00	\$8,250
Plumbing	15	2,500.00	\$37,500
HVAC	8,250	12.00	\$99,000
Electric	8,250	11.00	\$90,750
Construction Subtotal			\$509,891
Design	1	62500	\$62,500
Reimbursable Expenses	\$509,891	2%	\$10,198
Accounting / Legal / Misc Soft Costs	\$509,891	5%	\$25,495
Contingency	\$509,891	15%	\$76,484
Soft Cost Subtotal			\$174,676
TOTAL ESTIMATED COST			\$684,567

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DEPARTMENT RELOCATION PAYBACK

DESCRIPTION	CURRENT LEASE	RELOCATION PAYBACK
Rent	(\$122,373)	\$141,573
Utilities, Maintenance, Janitorial	(\$19,200)	(\$18,563)
Net Revenue Available for Payback		\$123,010
Remodeling Project Cost		\$684,567
Years For Payback - No Loan		5.57
Interest Rate		3%
Term of Loan in Years		7
Number of Payments		84
Remodeling Loan Payments Monthly		(\$9,023)
Remodeling Loan Payments Yearly		(\$108,274)
Escalation Rate		None
Year 1 - Total Net Income/(Expense)		\$14,736
Year 2 - Total Net Income/(Expense)		\$14,736
Year 3 - Total Net Income/(Expense)		\$14,736
Year 4 - Total Net Income/(Expense)		\$14,736
Year 5 - Total Net Income/(Expense)		\$14,736
Year 6 - Total Net Income/(Expense)		\$14,736
Year 7 - Total Net Income/(Expense)		\$14,736
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