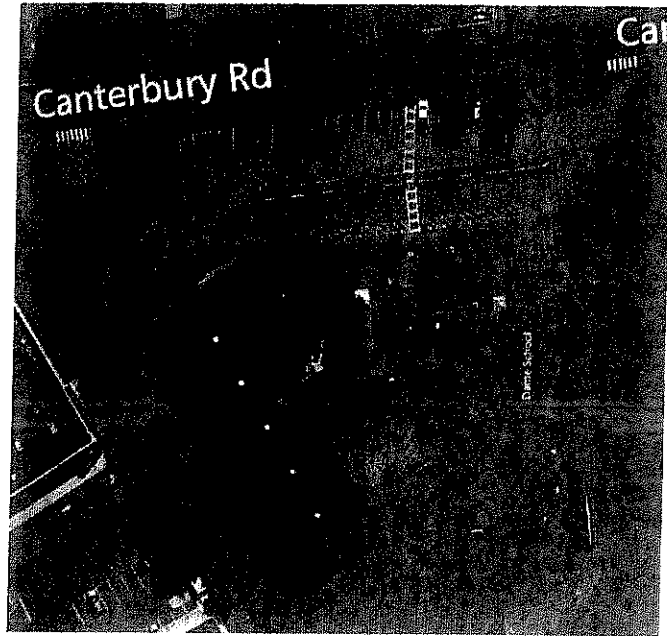
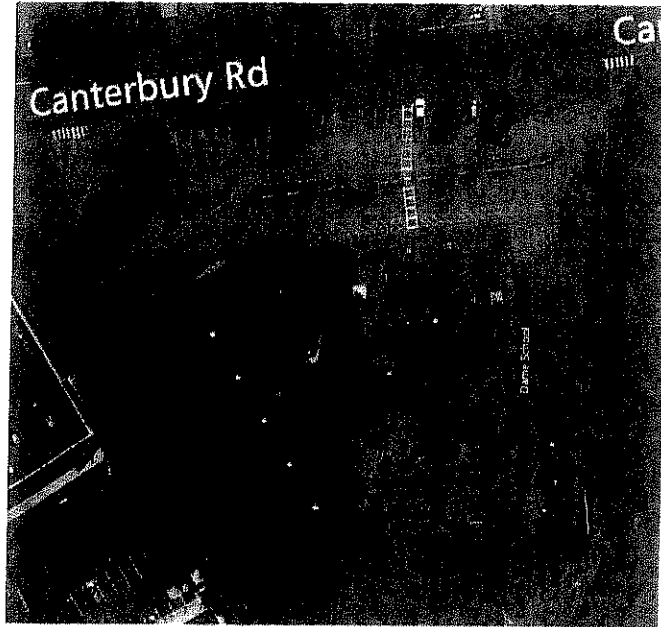


## Exhibit 1: Conceptual Floor Plans and Site Plans

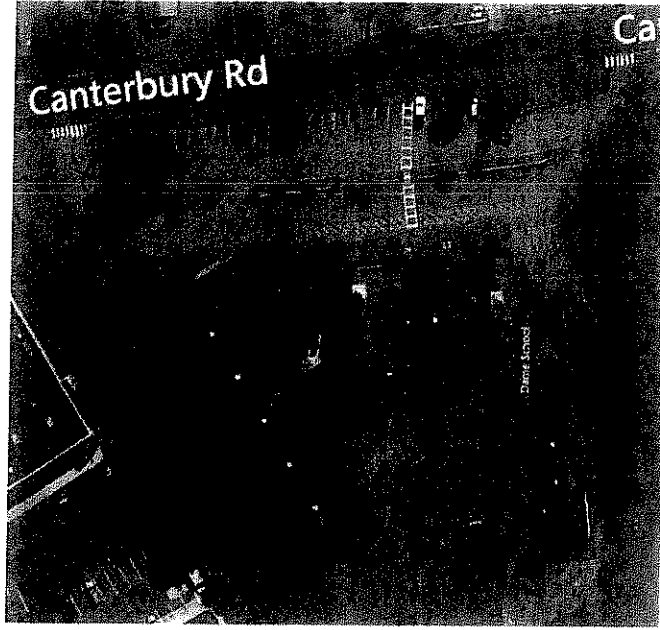
EXISTING CONDITION



EXISTING



OPTION 1A & 1B



OPTION 3A & 3B

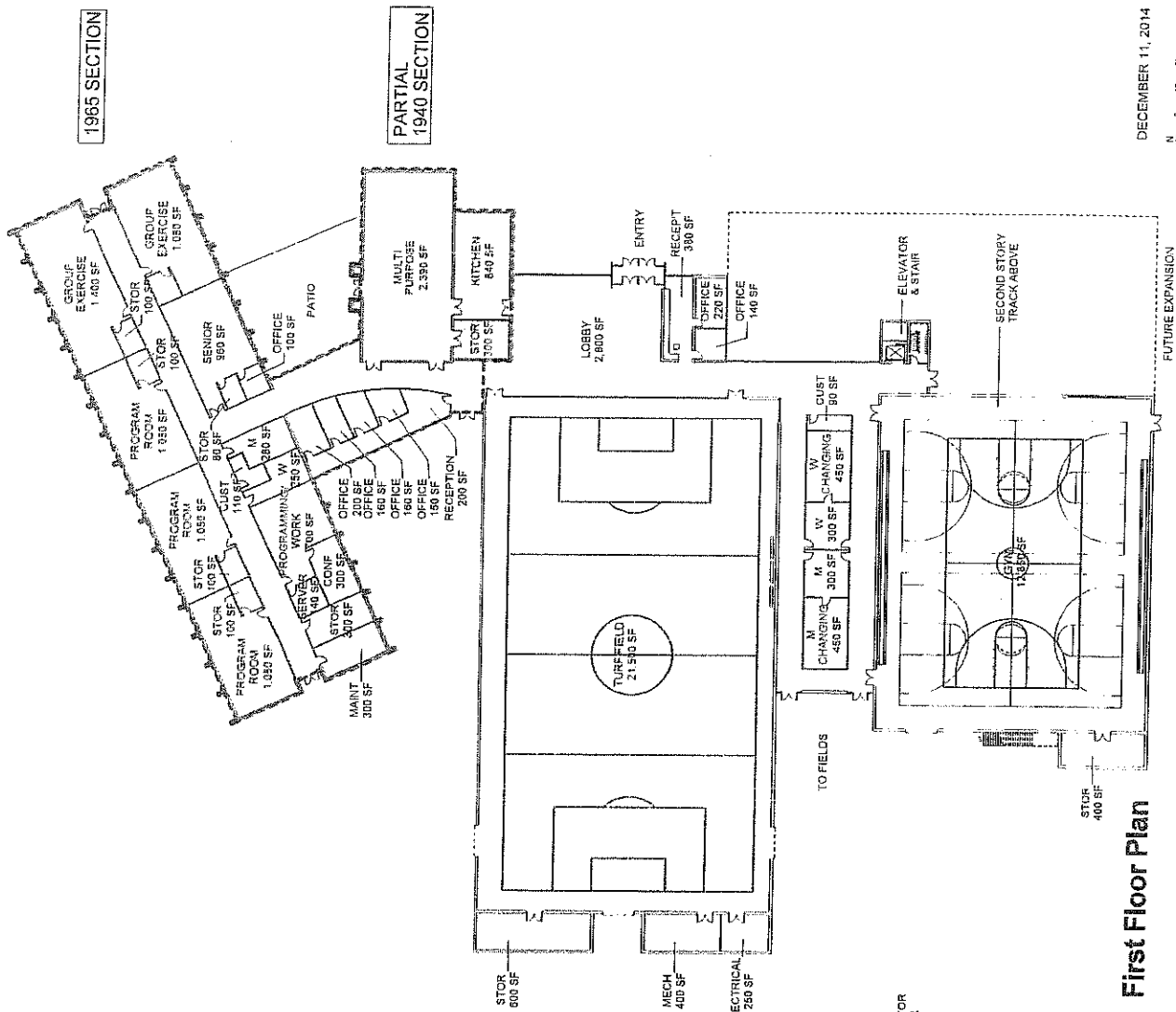
DECEMBER 11, 2014



OPTION 1A

OPTION 1A: PARTIAL REUSE BASE SCHEME

RENOVATED	19,220 SF
NEW	50,360 SF
FIRST FLOOR	65,920 SF
TRACK LEVEL	3,660 SF
<b>TOTAL</b>	<b>69,580 SF</b>



Track Level Plan

First Floor Plan

DECEMBER 11, 2014

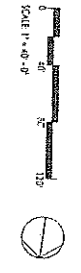
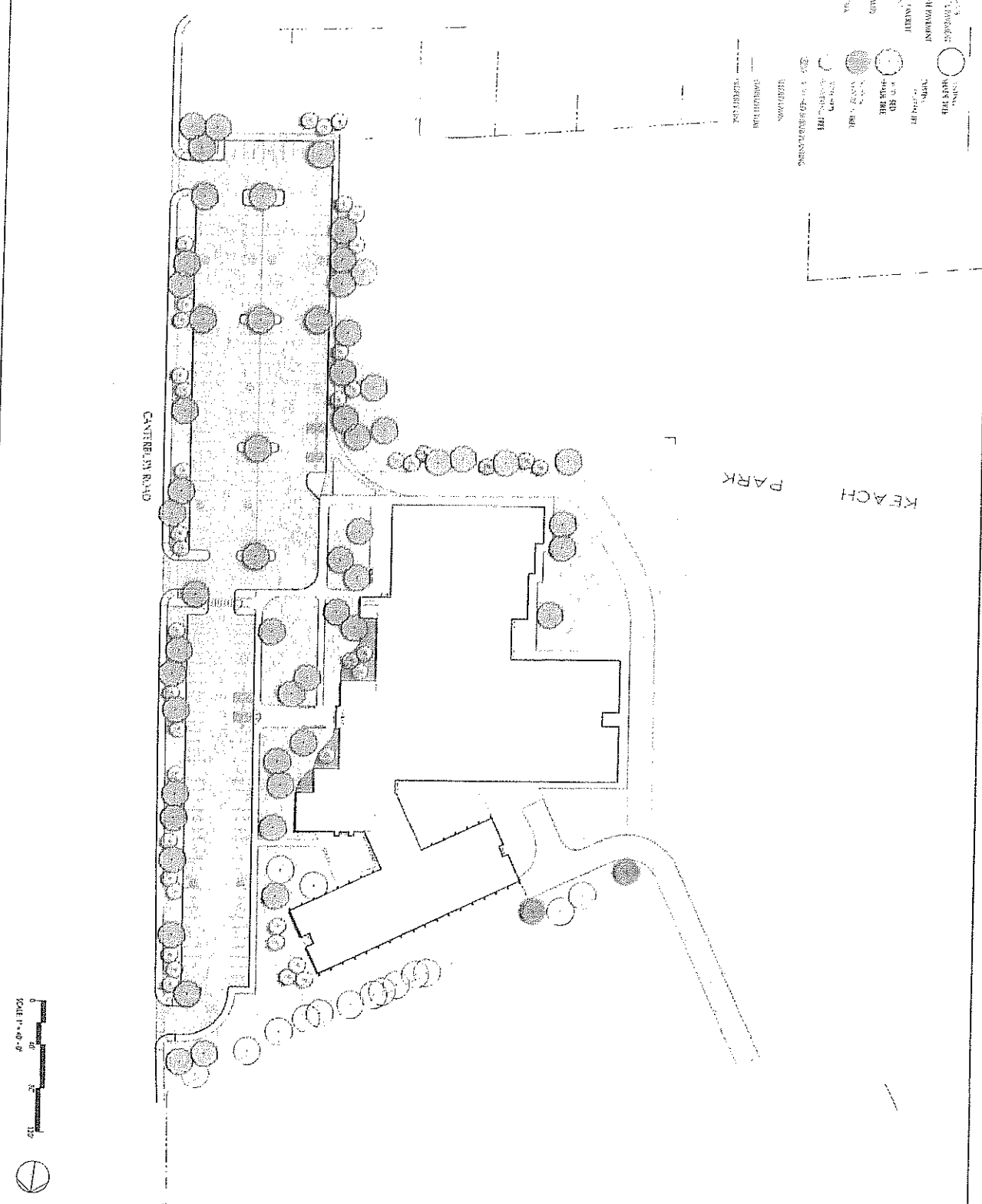


**LEGEND**

○	EXISTING PAVEMENT	○	EXISTING DRIVEWAY
○	EXISTING SIDEWALK	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE
○	EXISTING DRIVEWAY	○	EXISTING DRIVE

PARKING COUNT

EXISTING	9418
NEW	204
TOTAL	9622

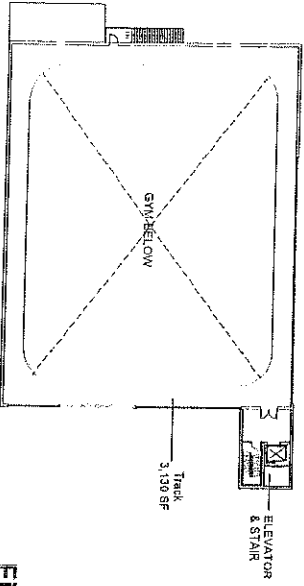


City of Concord 41 Green Street Concord, NH	Shading Associates 41 Green Street Concord, NH	<b>NOT FOR CONSTRUCTION</b>	CONCORD HEIGHTS COMMUNITY CENTER	DATE: 08/21/2014	SCALE: 1/8"=1'-0"	DATE: 08/21/2014	PROJECT NUMBER: 14-014
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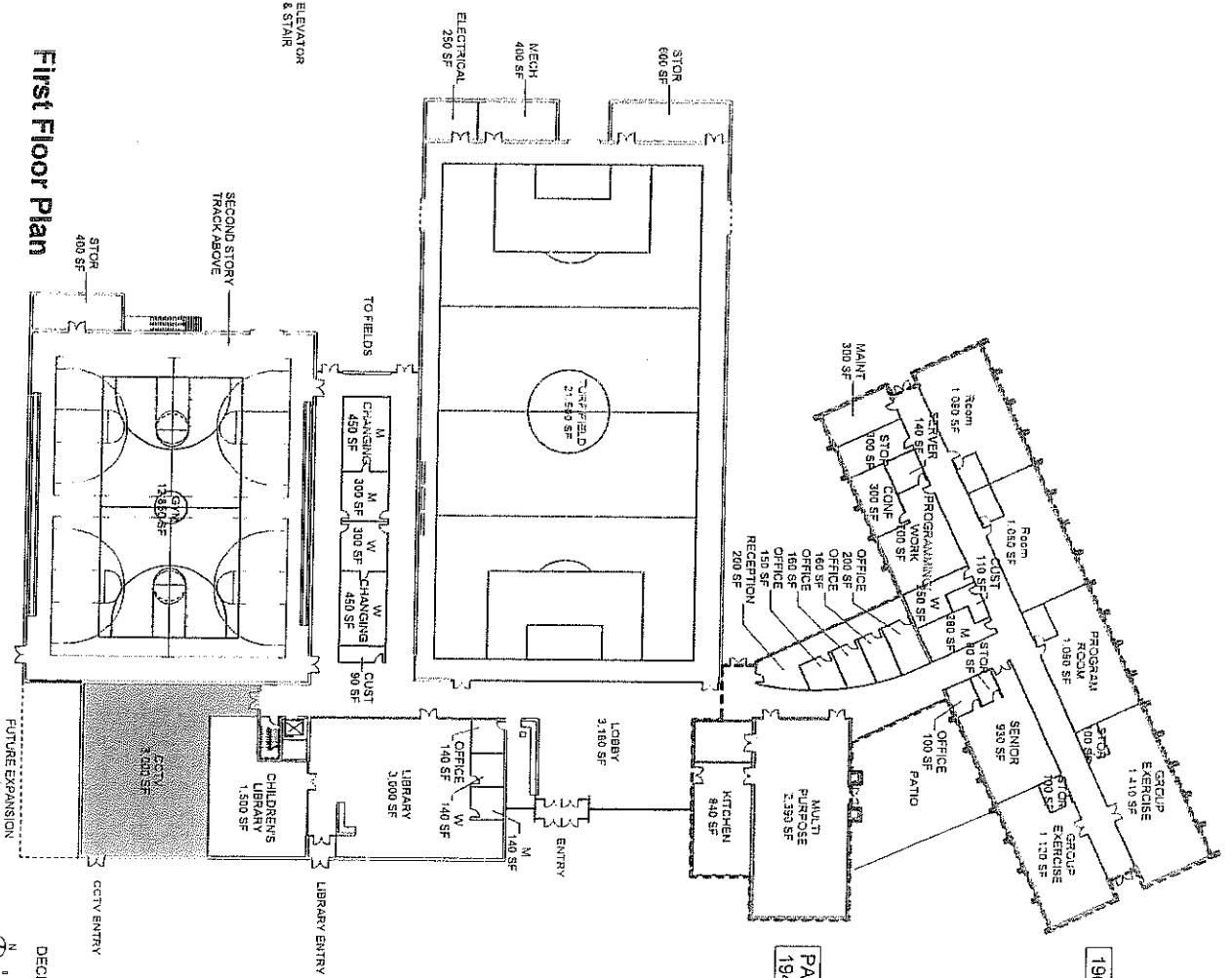
# OPTION 1B: PARTIAL REUSE WITH LIBRARY AND CCTV

RENOVATED	19,220 SF
NEW	58,300 SF
FIRST FLOOR	73,880 SF
TRACK LEVEL	3,900 SF
<b>TOTAL</b>	<b>77,620 SF</b>

## Track Level Plan



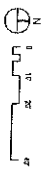
## First Floor Plan



OPTION 1B

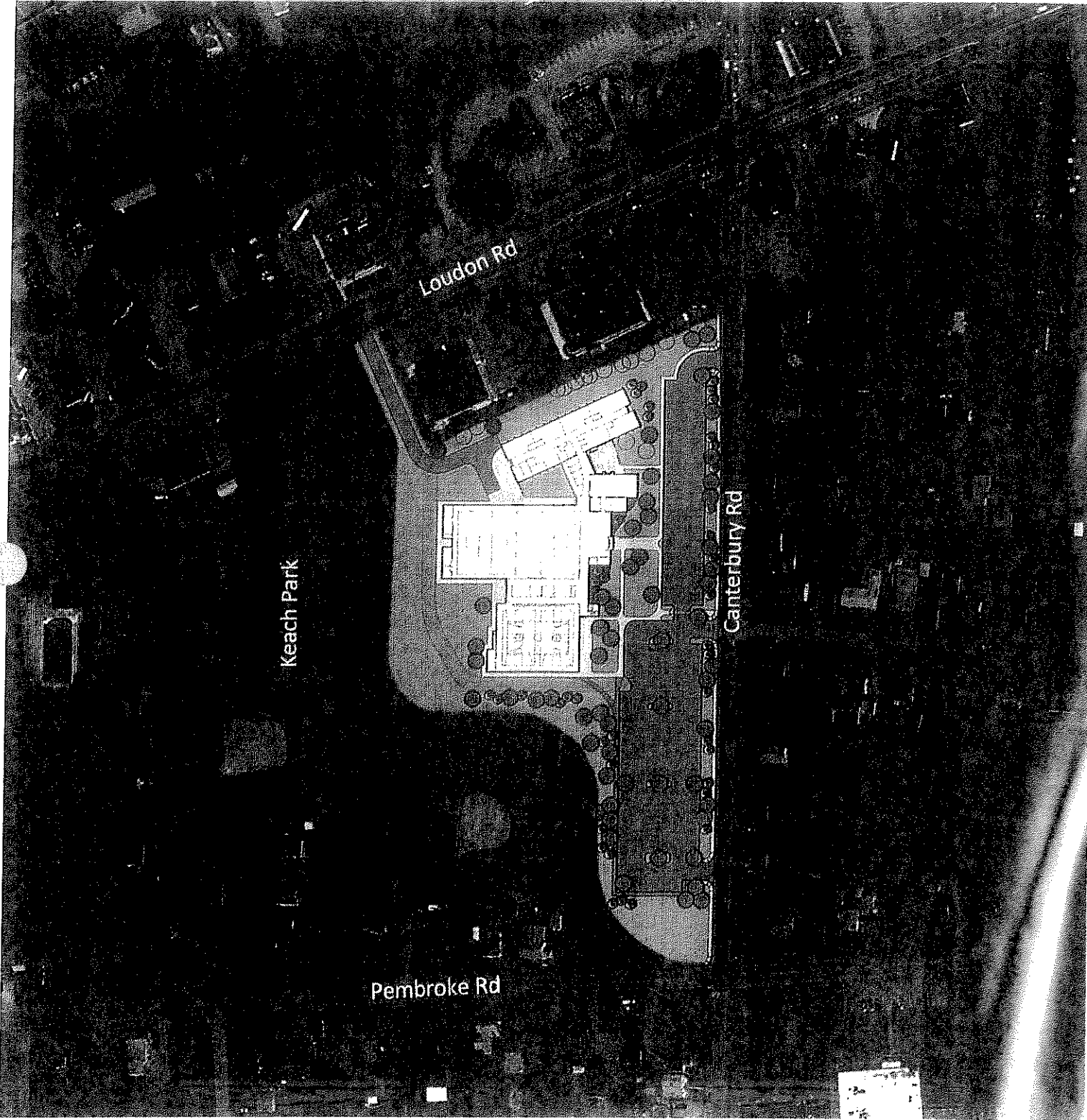
1965 SECTION

PARTIAL  
1940 SECTION



Drawn and designed by: Olson 19 - 1000 King, Newark

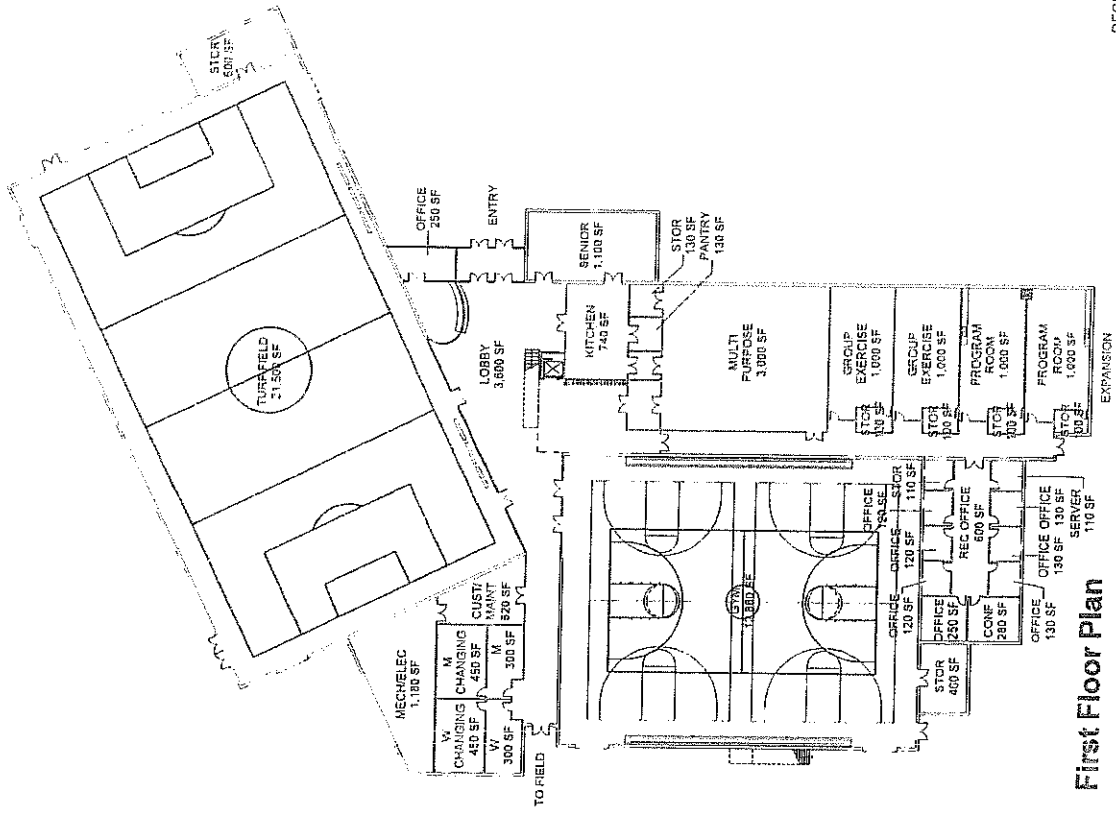
OPTION 1A



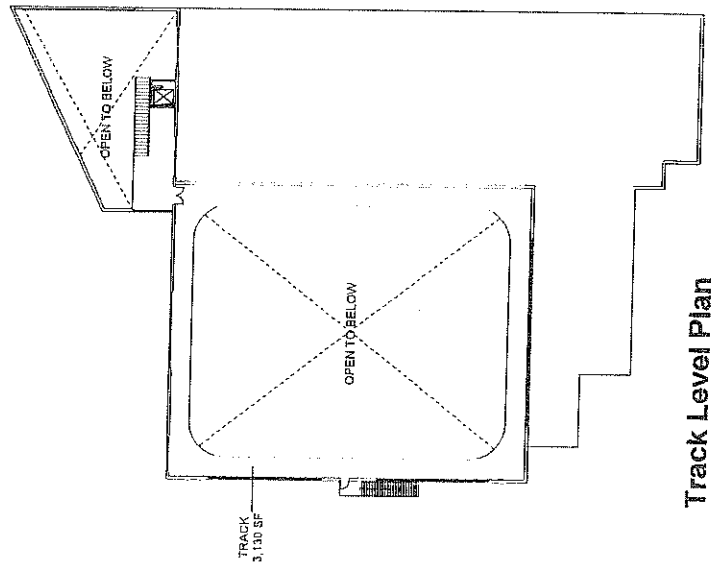
OPTION 2A

OPTION 2A. NEW CONSTRUCTION BASE SCHEME

FIRST FLOOR	39,330 SF
TRACK LEVEL	3,830 SF
<b>TOTAL</b>	<b>63,160 SF</b>



First Floor Plan



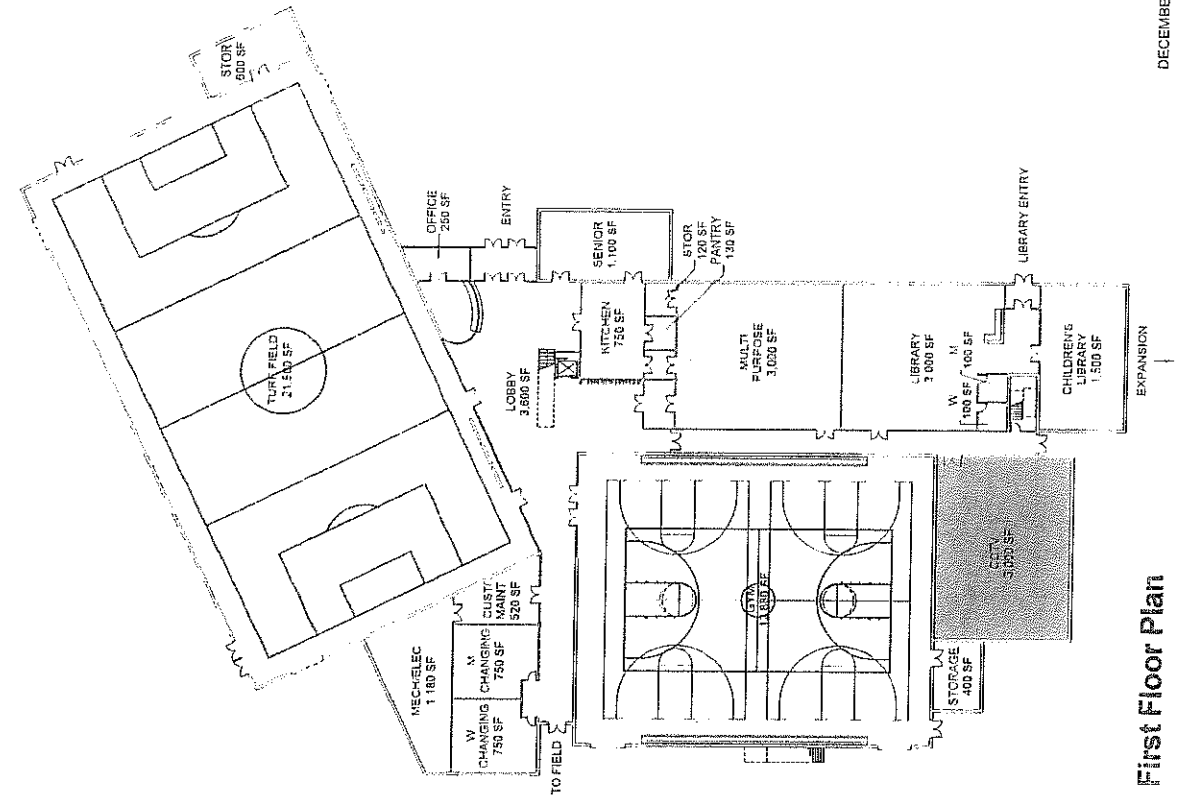
Track Level Plan



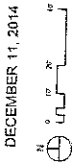
OPTION 2B

OPTION 2B: NEW CONSTRUCTION WITH LIBRARY AND CCTV

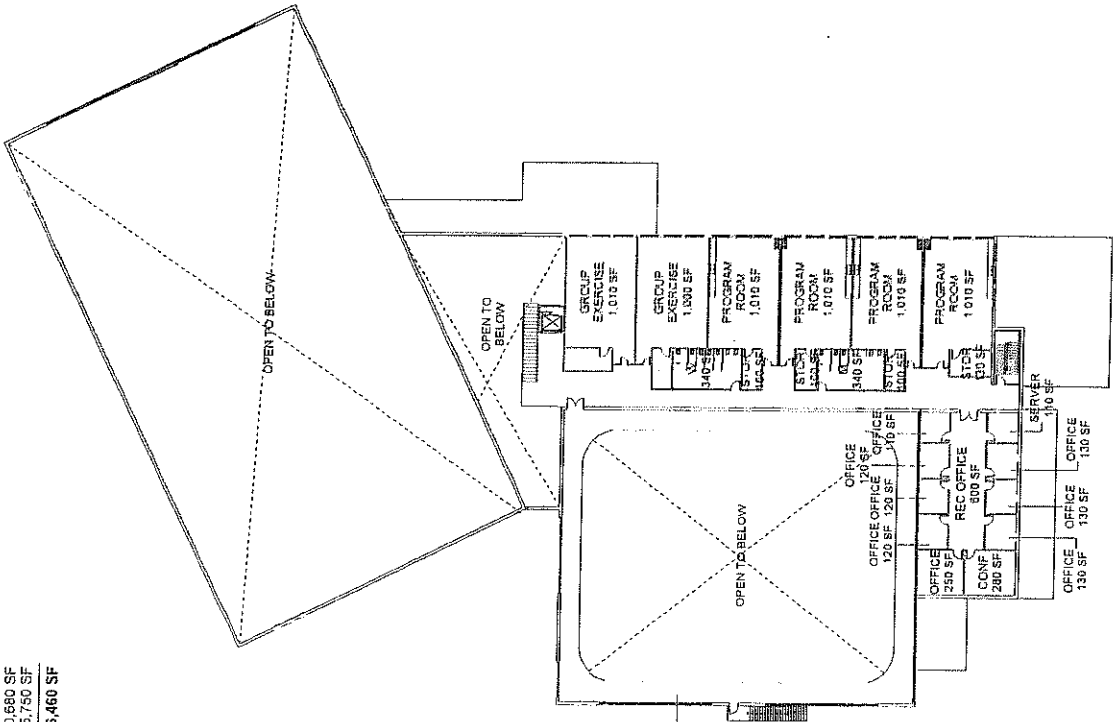
FIRST FLOOR	80,680 SF
SECOND FLOOR	15,750 SF
<b>TOTAL</b>	<b>76,460 SF</b>



First Floor Plan



DECEMBER 11, 2014

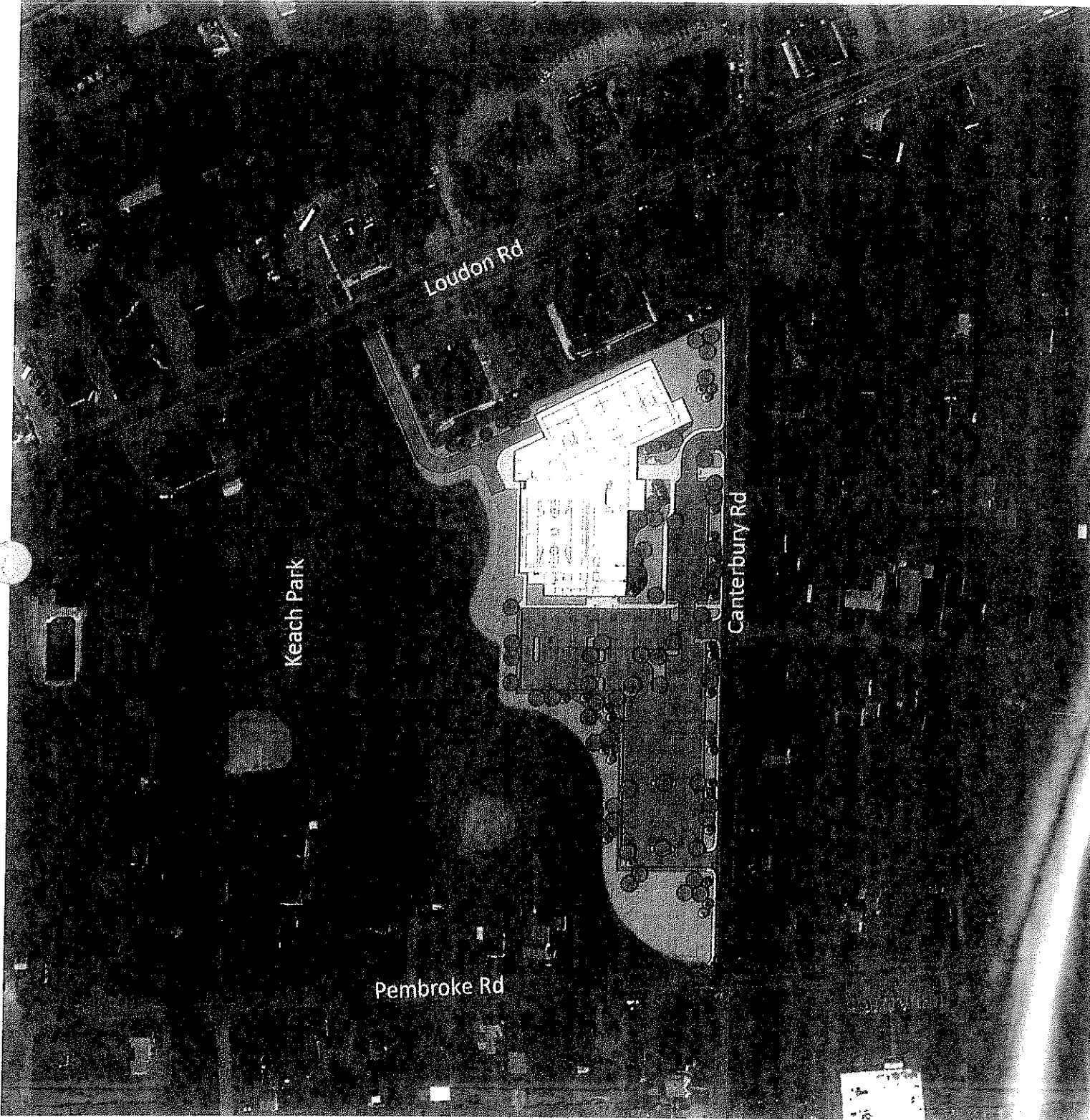


Second Floor Plan





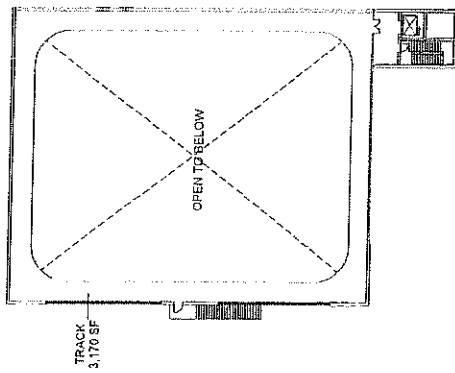
OPTION 2A



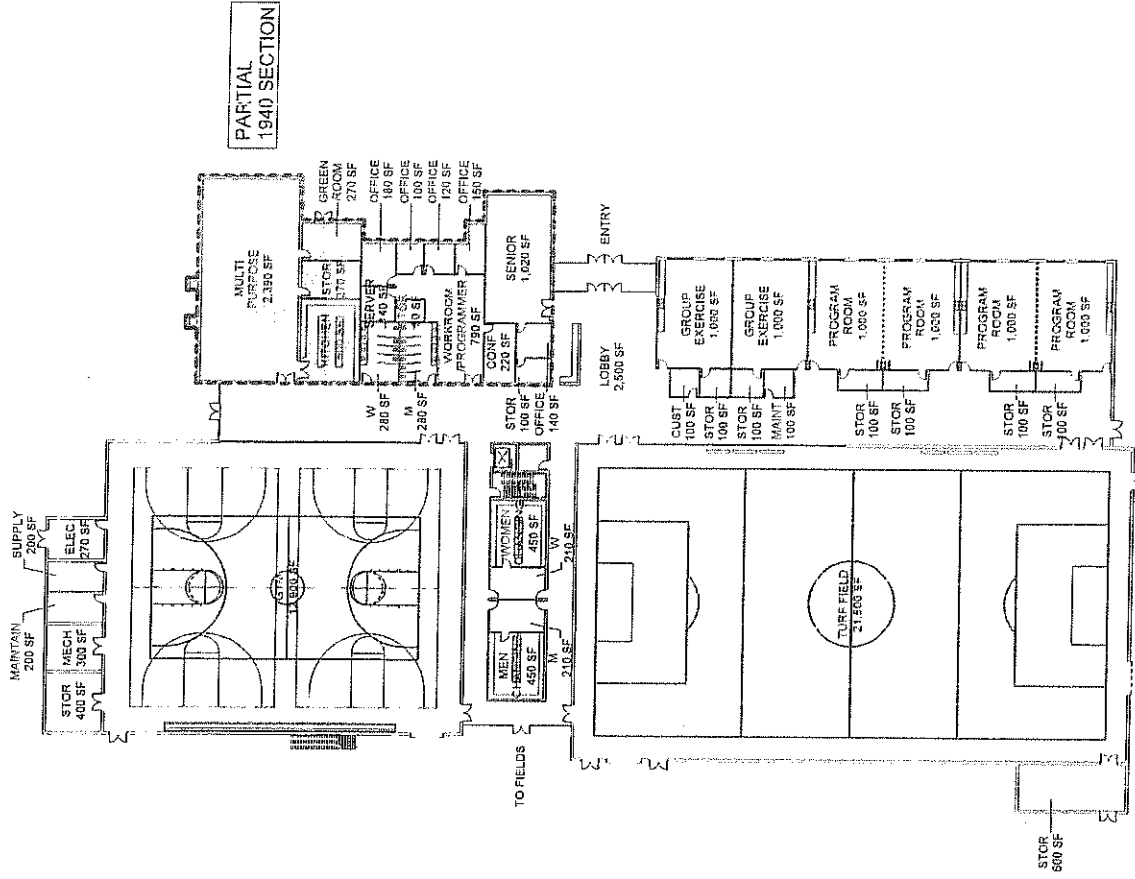
OPTION 3A

OPTION 3A: PARIAL REUSE BASE SCHEME

RENOVATED	7,880 SF
NEW	61,100 SF
FIRST FLOOR	65,240 SF
TRACK LEVEL	3,750 SF
TOTAL	66,990 SF



Track Level Plan



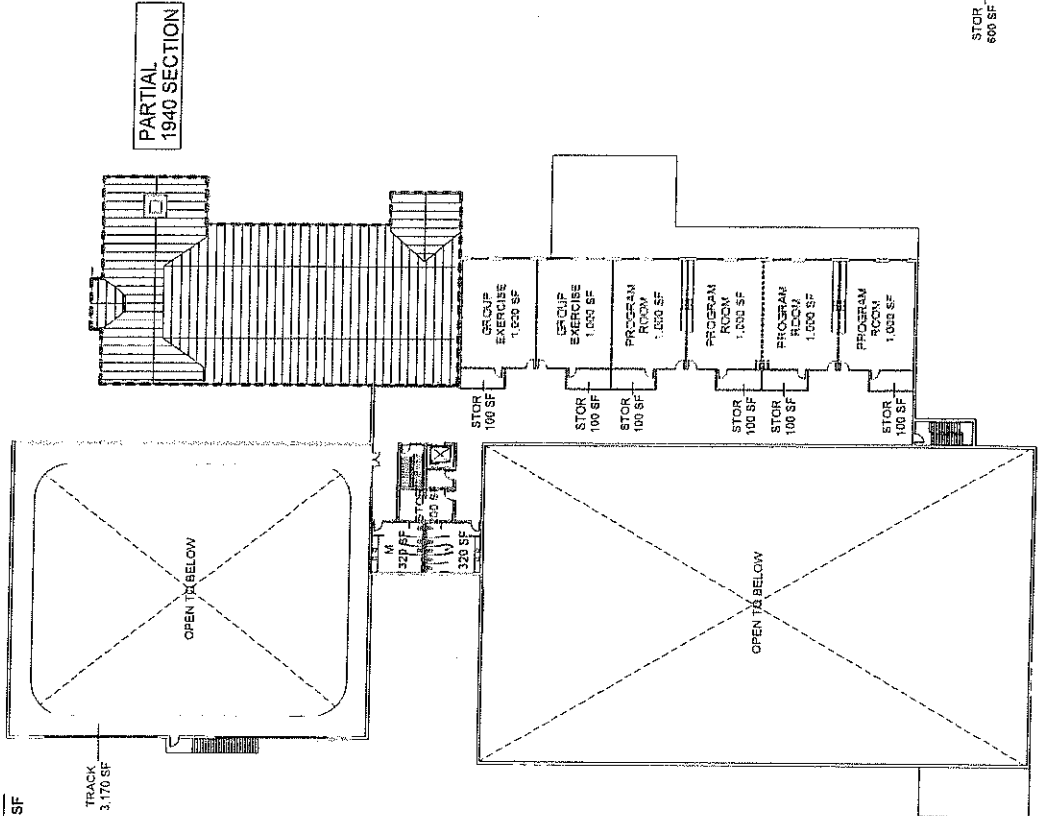
First Floor Plan

DECEMBER 11, 2014  
 N  
 0 10 20 30

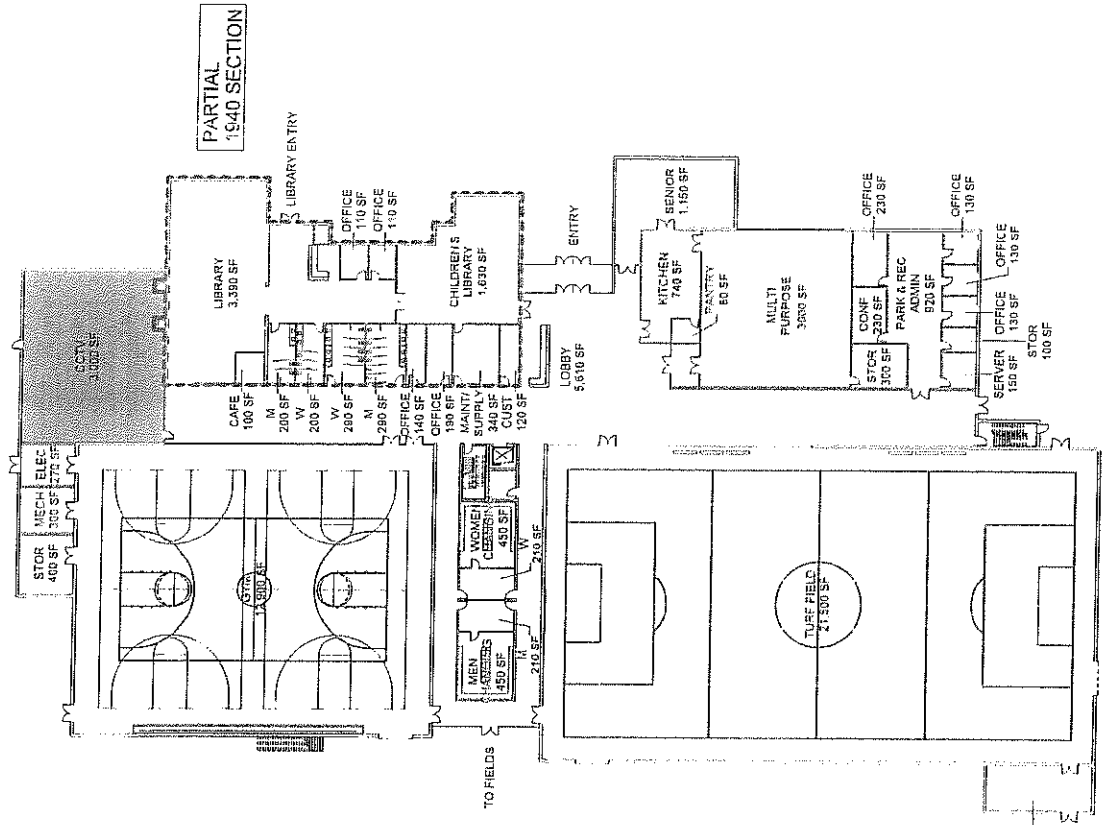
OPTION 3B

OPTION 3B: PARTIAL REUSE WITH LIBRARY AND CCTV

RENOVATED	7,890 SF
NEW	76,440 SF
FIRST FLOOR	67,900 SF
SECOND FLOOR	16,430 SF
<b>TOTAL</b>	<b>84,330 SF</b>

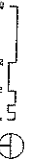


Second Floor Plan



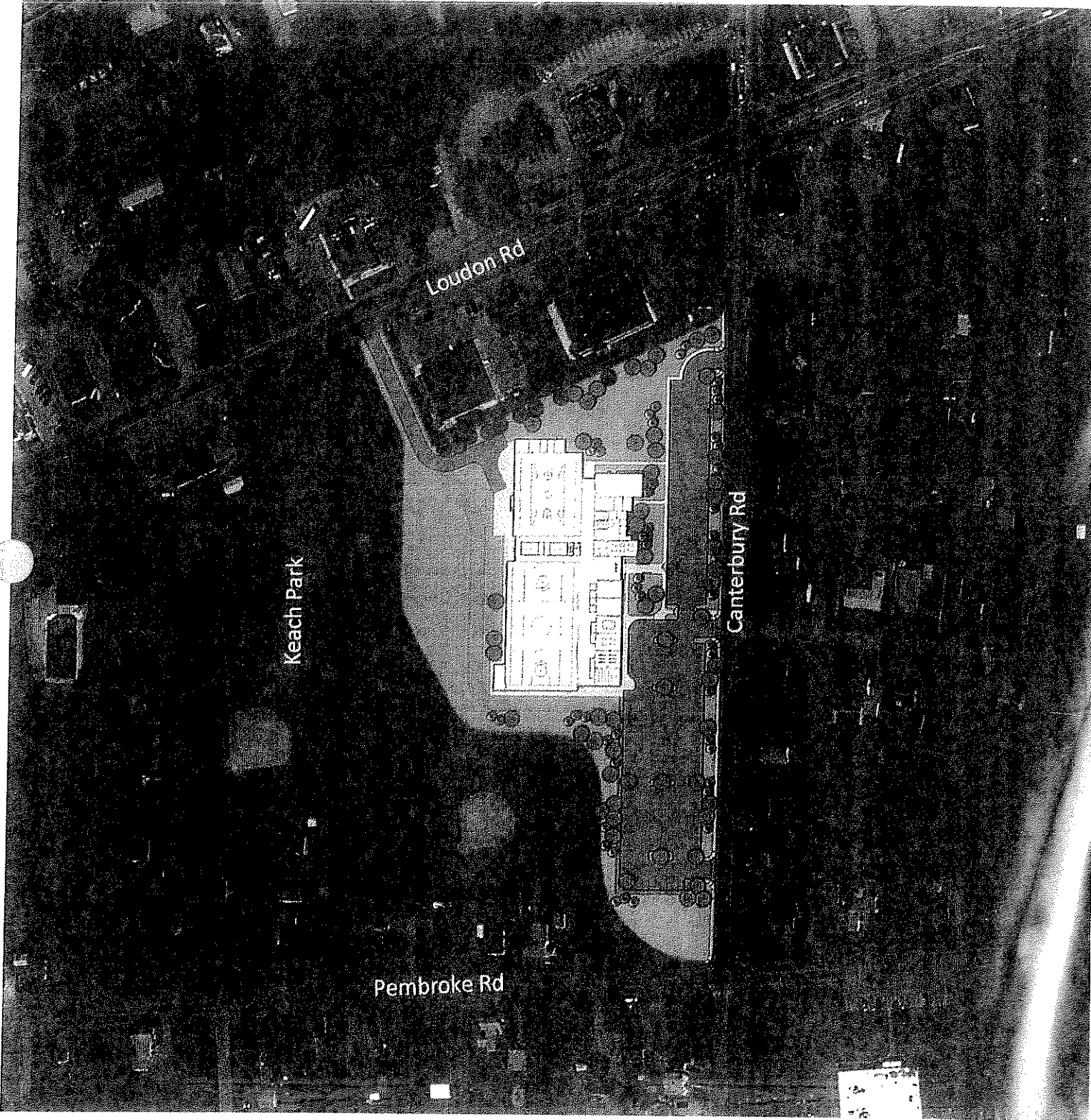
First Floor Plan

DECEMBER 11, 2014





OPTION 3A



Loudon Rd

Keach Park

Canterbury Rd

Pembroke Rd

## Exhibit 2: Space Program by Square Footage

BASE PROGRAM

Program Category and Space	2010 Program Plan	OPTION 1 Reuse 1960's Building	OPTION 2 New Construction	OPTION 3 Reuse Portions of 1940'S Building	
<b>Facility Administration Spaces</b>	<b>1,422</b>	<b>2,310</b>	<b>1,740</b>	<b>1,780</b>	opt 1 locates offices in existing building that has extra circulation space
Director office	180	200	250	180	
Facility Supervisor's office	150	160	130	150	
Assistant Facility Supervisor	120	160	130	120	
Administrative Assistant	100	150	130	100	
Programmer's Workstations	240	350	300	400	
Work Room	100	350	300	390	
Conference Room	200	300	280	220	
Computer Server Room	50	140	110	140	
Storage	75	300	110	80	
Reception	207	200			
<b>Required Building Support Spaces</b>	<b>8,960</b>	<b>6,350</b>	<b>7,280</b>	<b>5,790</b>	
Lobby & Lounge	4,500	2,800	3,600	2,500	
Control Desk	500	380	300	300	
Men's Changing	500	450	450	450	
Women's Changing	500	450	450	450	
Vending Machines	80	80	80	80	
Lobby Men's Restroom	275	300	300	210	
Lobby Women's Restroom	275	300	300	210	
Men's Restroom	350	280		210	
Women's Restroom	350	250		210	
Custodial Closets	50	110	100	100	
Mechanical Room/ Sprinkler Valve	400	400	500	400	
Main Electrical Distribution Room	250	250	300	270	
Maintenance/ Receiving/ Loading	100	100	380	100	
Custodial Workroom/ Supply	80	100	250	200	
Maintenance Office	100	100	270	100	
General Building Storage	650				
<b>Senior Lounge</b>	<b>1,100</b>	<b>1,140</b>	<b>1,100</b>	<b>1,260</b>	variance due to this program located in existing space in option 1 and 3
Lounge area	950	960	950	1,020	
Staff office	100	100	100	140	
Storage	50	80	50	100	
<b>Pre-School (Licensed)</b>	<b>2,200</b>				Pre-School program eliminated from program
2 Classrooms	1,920				
2 Tot toilets	80				
2 Storage Rooms	200				
<b>Multi-Use Program Rooms</b>	<b>6,600</b>	<b>3,540</b>	<b>2,200</b>	<b>4,400</b>	
Program Rooms	6 rooms 6,000	3 rooms 3,240	2 rooms 2,000	4 rooms 4,000	
Storage Rooms	600	300	200	400	
<b>Multi-Purpose Room</b>	<b>3,200</b>	<b>2,690</b>	<b>3,130</b>	<b>3,270</b>	Opt 1 reuses cafeteria space for MPR
Community Room	2,900	2,390	3,000	3,000	
Storage	300	300	130	270	
<b>Catering Kitchen</b>	<b>550</b>				kitchen re-programmed to catering/teaching kitchen
Warming Area	550				
Storage					
<b>Teaching Kitchen</b>		<b>840</b>	<b>870</b>	<b>600</b>	
Kitchen		700	740	500	
Pantry		140	130	100	



CONCORD COMMUNITY CENTER  
January 28, 2015

Double Court Gymnasium	11,950	16,430	16,430	16,430	community track moved from turf center to gym
Gymnasium	11,350	12,900	12,900	12,900	
Storage	600	400	400	400	
Track (includes elevator and stair)		3,130	3,130	3,130	
Group Exercise Rooms	1,950	2,680	2,200	2,200	variance in area due to reuse of existing classrooms in Opt 1 accounts for larger area
Aerobics/Dance program rooms	1,800	2 rooms 2,480	2 rooms 2,000	2 rooms 2,000	
Storage	150	200	200	200	
Recreation Field House / Soccer	29,900	22,100	22,100	22,100	community walk jog track moved to gym seating accommodated outside of turf center press box not provided
Turf field with Player Seating Area	21,500	21,500	21,500	21,500	
Walk Jog Track	6,000				
Spectator Seating for 200	1,500				
Equipment Storage	500	600	600	600	
Press Box	400				
<b>TOTAL BASE PROGRAM AREA</b>	<b>67,832 sf</b>	<b>58,080 sf</b>	<b>57,050 sf</b>	<b>57,830 sf</b>	
<b>TOTAL BASE BUILDING AREA</b>	<b>80,738 sf</b>	<b>69,580 sf</b>	<b>63,160 sf</b>	<b>68,990 sf</b>	
efficiency	84%	83%	90%	84%	

ADD LIBRARY AND CCTV

Program Category and Space	2010 Program Plan	OPTION 1 Reuse 1960's Building	OPTION 2 New Construction	OPTION 3 Reuse Portions of 1940'S Building	
Library		5,000	5,000	5,000	Option 1 uses 1940 wing for library, existing space is slightly larger than the program
General Library		3,300	3,300	3,300	
Children's Library		1,500	1,500	1,500	
Restrooms		200	200	200	
Concord TV		3,000	3,000	3,000	
Lobby		150	150	150	
Studio		620	620	620	
Archive Room		100	100	100	
Prop Storage		100	100	100	
Equipment Storage		100	100	100	
Work / Repair Room		100	100	100	
Training Room		450	450	450	
Executive Directors Office		200	200	200	
Edit Bay / Staff Office		90	90	90	
Edit Bay / Office Area		90	90	90	
Circulation		400	400	400	
Control Room		200	200	200	
Server Room		150	150	150	
Programming / IT Directors Office		150	150	150	
Training Coordinators Office		100	100	100	
Multi-Use Program Rooms			2,200		Option 2B gains two group exercise rooms
Option 2: add group exercise Storage for group rooms			2,000 200		
<b>TOTAL PROGRAM AREA</b>	<b>67,832 sf</b>	<b>66,080 sf</b>	<b>67,250 sf</b>	<b>65,830 sf</b>	
<b>GROSS BUILDING AREA</b>	<b>80,738 sf</b>	<b>77,520 sf</b>	<b>76,460 sf</b>	<b>84,330 sf</b>	
efficiency	84%	85%	88%	78%	

## Exhibit 3: Construction Cost and Tax Rate Impacts

**Exhibit 3: Construction Cost, Debt Services Calculations, & Tax Rate Calculations**  
**January 22, 2015**

	Option 1		Option 2		Option 3	
	1A	1B	2A	2B	3A	3B
<b>Base Project Cost</b>	\$14,156,407	\$14,156,407	\$14,104,235	\$14,104,235	\$14,060,815	\$14,060,815
Less Fundraising	(\$1,415,641)	(\$1,415,641)	(\$1,410,423)	(\$1,410,423)	(\$1,406,082)	(\$1,406,082)
<b>Net Cost - Base Option</b>	\$12,740,767	\$12,740,767	\$12,693,811	\$12,693,811	\$12,654,734	\$12,654,734
Debt Service Year 1 (3%, 20 Years)	\$1,019,261	\$1,019,261	1,015,505	\$1,015,505	1,012,379	\$1,012,379
<b>City Assessed Value</b>	\$3,763,544,645	\$3,763,544,645	\$3,763,544,645	\$3,763,544,645	\$3,763,544,645	\$3,763,544,645
Tax Rate Impact (\$ / \$1,000 Assessed Value)	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27
<b>Library Cost</b>	N/A	\$1,333,621	N/A	\$1,478,209	N/A	\$2,180,823
Less Fundraising	N/A	(\$133,362)	N/A	(\$147,821)	N/A	(\$218,082)
<b>Net Cost</b>	N/A	\$1,200,259	N/A	\$1,330,388	N/A	\$1,962,741
Debt Service Year 1 (3%, 20 Years)	N/A	\$96,021	N/A	\$106,431	N/A	157,019
<b>City Assessed Value</b>	N/A	\$3,763,544,645	N/A	\$3,763,544,645	N/A	\$3,763,544,645
Tax Rate Impact (\$ / \$1,000 Assessed Value)	N/A	\$0.03	N/A	\$0.03	N/A	\$0.04
<b>Concord TV Cost</b>	N/A	\$620,172	N/A	\$706,926	N/A	\$1,128,494
Less Fundraising	N/A	\$0	N/A	\$0	N/A	\$0
<b>Net Cost</b>	N/A	\$620,172	N/A	\$706,926	N/A	1,128,494
Debt Service Year 1 (3%, 20 Years)	N/A	\$49,614	N/A	\$56,554	N/A	90,280
<b>City Assessed Value</b>	N/A	\$3,763,544,645	N/A	\$3,763,544,645	N/A	\$3,763,544,645
Tax Rate Impact (\$ / \$1,000 Assessed Value)	N/A	\$0.01	N/A	\$0.02	N/A	\$0.02
<b>Multipurpose Rooms (2) Cost</b>	N/A	N/A	N/A	\$518,412	N/A	N/A
Less Fundraising	N/A	N/A	N/A	(\$51,841)	N/A	N/A
<b>Net Cost</b>	N/A	N/A	N/A	\$466,571	N/A	N/A
Debt Service Year 1 (3%, 20 Years)	N/A	N/A	N/A	\$37,326	N/A	N/A
<b>City Assessed Value</b>	N/A	N/A	N/A	\$3,763,544,645	N/A	N/A
Tax Rate Impact (\$ / \$1,000 Assessed Value)	N/A	N/A	N/A	\$0.01	N/A	N/A
<b>Total Project Cost</b>	\$14,156,407	\$16,110,201	\$14,104,235	\$16,807,782	\$14,060,815	\$17,370,132
<b>Total Tax Rate Impact</b>	\$0.27	\$0.31	\$0.27	\$0.32	\$0.27	\$0.33

Exhibit 4: Financial Pro Formas with 5 Year  
Projections

**Option 1 Financial Pro Forma**  
**February 2, 2015**

City Assessed Valuation (2014) \$3,763,544,645  
Municipal Portion of Tax Rate (2014) \$9.38

**BASE PROJECT (OPTION A)**

<b>BASE PROJECT</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Expenditures</b>					
Debt Service	\$1,019,261	\$1,000,150	\$981,039	\$961,928	\$942,817
Operating Expenses	\$895,741	\$922,613	\$950,292	\$997,806	\$1,047,697
Start Up Cost	\$58,000	\$0	\$0	\$0	\$0
Credit - Heights CC & East Concord CC O&M Costs	(\$21,133)	(\$21,767)	(\$22,420)	(\$23,093)	(\$23,785)
Credit - Current Dame School O&M Costs	(\$121,070)	(\$124,702)	(\$128,443)	(\$132,296)	(\$136,265)
<b>Total Expenditures</b>	<b>\$1,830,799</b>	<b>\$1,776,294</b>	<b>\$1,780,468</b>	<b>\$1,804,345</b>	<b>\$1,830,463</b>
<b>Revenues</b>					
Revenues (New) per Ballard & King	\$823,482	\$864,656	\$907,889	\$953,283	\$981,882
Revenues (Existing)	\$42,580	\$42,580	\$42,580	\$42,580	\$42,580
Revenue Adjustment by City Administration (%)	-30%	-25%	-20%	-15%	-10%
Revenue Adjustment by City Administration (\$)	(\$259,819)	(\$226,809)	(\$190,094)	(\$149,379)	(\$102,446)
<b>Total Revenues</b>	<b>\$606,243</b>	<b>\$680,427</b>	<b>\$760,375</b>	<b>\$846,483</b>	<b>\$922,016</b>
<b>GENERAL FUND SUBSIDY - BASE PROJECT</b>	<b>\$1,224,556</b>	<b>\$1,095,867</b>	<b>\$1,020,093</b>	<b>\$957,861</b>	<b>\$908,447</b>
<b>TAX RATE IMPACT - BASE PROJECT</b>	<b>\$0.33</b>				
<b>TAX RATE INCREASE (PERCENTAGE) - BASE PROJECT</b>	<b>3.47%</b>				

**ALTERNATES (OPTION B)**

<b>ALTERNATE #1: CONCORD LIBRARY</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Library Debt Service	\$96,021	\$94,220	\$92,420	\$90,620	\$88,819
Library Operating Expenses	\$302,589	\$311,667	\$321,017	\$330,647	\$340,567
Library Revenues (New)	\$0	\$0	\$0	\$0	\$0
<b>Subtotal - Library General Fund Subsidy</b>	<b>\$398,610</b>	<b>\$405,887</b>	<b>\$413,437</b>	<b>\$421,267</b>	<b>\$429,386</b>
<b>Tax Rate Impact</b>	<b>\$0.11</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>1.13%</b>				

<b>ALTERNATE #2: CONCORD TV</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
CTV Debt Service	\$49,614	\$48,684	\$47,753	\$46,823	\$45,893
Property Taxes	\$8,533	\$8,789	\$9,052	\$9,324	\$9,604
Utilities	\$11,280	\$11,618	\$11,967	\$12,326	\$12,696
Custodial (Labor & Supplies)	\$6,973	\$7,182	\$7,398	\$7,620	\$7,848
<b>Subtotal - Expenditures</b>	<b>\$76,400</b>	<b>\$76,273</b>	<b>\$76,170</b>	<b>\$76,093</b>	<b>\$76,040</b>
CTV Revenues	\$76,400	\$76,400	\$76,400	\$76,400	\$76,400
<b>Subtotal - CTV General Fund Subsidy</b>	<b>\$0</b>	<b>(\$127)</b>	<b>(\$229)</b>	<b>(\$307)</b>	<b>(\$359)</b>
<b>Tax Rate Impact</b>	<b>\$0.00</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>0.00%</b>				

**BASE + ALTERNATES COMBINED**

<b>TOTAL GENERAL FUND SUBSIDY - BASE + ALTERNATES</b>	<b>\$1,623,166</b>
<b>TOTAL TAX RATE IMPACT</b>	<b>\$0.43</b>
<b>TOTAL TAX RATE INCREASE (PERCENTAGE)</b>	<b>4.60%</b>

**Option 2 Financial Pro Forma  
February 2, 2015**

City Assessed Valuation (2014) \$3,763,544,645  
Municipal Portion of Tax Rate (2014) \$9.38

**BASE PROJECT (OPTION A)**

BASE PROJECT	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Expenditures</b>					
Debt Service	\$1,015,505	\$996,464	\$977,423	\$958,383	\$939,342
Operating Expenses	\$848,840	\$874,305	\$900,534	\$945,561	\$992,839
Start Up Cost	\$58,000	\$0	\$0	\$0	\$0
Credit - Heights CC & East Concord CC O&M Costs	(\$21,133)	(\$21,767)	(\$22,420)	(\$23,093)	(\$23,785)
Credit - Current Dame School O&M Costs	(\$121,070)	(\$124,702)	(\$128,443)	(\$132,296)	(\$136,265)
<b>Total Expenditures</b>	<b>\$1,780,142</b>	<b>\$1,724,300</b>	<b>\$1,727,094</b>	<b>\$1,748,555</b>	<b>\$1,772,130</b>
<b>Revenues</b>					
Revenues (New) per Ballard & King	\$823,482	\$864,656	\$907,889	\$953,283	\$981,881
Revenues (Existing)	\$42,580	\$42,580	\$42,580	\$42,580	\$42,580
Revenue Adjustment by City Administration (%)	-30%	-25%	-20%	-15%	-10%
Revenue Adjustment by City Administration (\$)	(\$259,819)	(\$226,809)	(\$190,094)	(\$149,379)	(\$102,446)
<b>Total Revenues</b>	<b>\$606,243</b>	<b>\$680,427</b>	<b>\$760,375</b>	<b>\$846,483</b>	<b>\$922,015</b>
<b>GENERAL FUND SUBSIDY - BASE PROJECT</b>	<b>\$1,173,899</b>	<b>\$1,043,873</b>	<b>\$966,719</b>	<b>\$902,071</b>	<b>\$850,115</b>
<b>TAX RATE IMPACT - BASE PROJECT</b>	<b>\$0.31</b>				
<b>TAX RATE INCREASE (PERCENTAGE) - BASE PROJECT</b>	<b>3.33%</b>				

**ALTERNATES (OPTION B)**

ALTERNATE #1: CONCORD LIBRARY	Year 1	Year 2	Year 3	Year 4	Year 5
Library Debt Service	\$106,431	\$104,435	\$102,440	\$100,444	\$98,449
Library Operating Expenses	\$302,589	\$311,667	\$321,017	\$330,647	\$340,567
Library Revenues (New)	\$0	\$0	\$0	\$0	\$0
<b>Subtotal - Library General Fund Subsidy</b>	<b>\$409,020</b>	<b>\$416,102</b>	<b>\$423,457</b>	<b>\$431,091</b>	<b>\$439,015</b>
<b>Tax Rate Impact</b>	<b>\$0.11</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>1.16%</b>				

ALTERNATE #2: CONCORD TV	Year 1	Year 2	Year 3	Year 4	Year 5
CTV Debt Service	\$56,554	\$55,494	\$54,433	\$53,373	\$52,312
Property Taxes	\$8,533	\$8,789	\$9,052	\$9,324	\$9,604
Utilities	\$11,280	\$11,618	\$11,967	\$12,326	\$12,696
Custodial (Labor & Supplies)	\$6,973	\$7,182	\$7,398	\$7,620	\$7,848
<b>Subtotal - Expenditures</b>	<b>\$83,340</b>	<b>\$83,083</b>	<b>\$82,850</b>	<b>\$82,642</b>	<b>\$82,460</b>
CTV Revenues	\$83,340	\$83,340	\$83,340	\$83,340	\$83,340
<b>Subtotal - CTV General Fund Subsidy</b>	<b>\$0</b>	<b>(\$257)</b>	<b>(\$490)</b>	<b>(\$698)</b>	<b>(\$880)</b>
<b>Tax Rate Impact</b>	<b>\$0.00</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>0.00%</b>				

ALTERNATE #3: 2 ADDITIONAL MULTI-PURPOSE ROOMS	Year 1	Year 2	Year 3	Year 4	Year 5
Debt Service	\$37,326	\$36,626	\$35,926	\$35,226	\$34,526
Operating Cost - Programs	\$20,700	\$21,321	\$21,961	\$22,619	\$23,298
Operating Cost - Utilities / Maint / Etc.	\$16,839	\$17,344	\$17,864	\$18,400	\$18,952
<b>Subtotal - Expenditures</b>	<b>\$74,865</b>	<b>\$75,291</b>	<b>\$75,751</b>	<b>\$76,246</b>	<b>\$76,777</b>
Multipurpose Revenues (New)	\$63,080	\$66,234	\$69,546	\$73,023	\$75,214
<b>Subtotal - Multi-Purpose Room General Fund Subsidy</b>	<b>\$11,785</b>	<b>\$141,525</b>	<b>\$145,297</b>	<b>\$149,269</b>	<b>\$151,990</b>
<b>Tax Rate Impact</b>	<b>\$0.003</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>0.03%</b>				

**BASE + ALTERNATES COMBINED**

<b>TOTAL GENERAL FUND SUBSIDY - BASE + ALTERNATES</b>	<b>\$1,594,704</b>
<b>TOTAL TAX RATE IMPACT</b>	<b>\$0.42</b>
<b>TOTAL TAX RATE INCREASE (PERCENTAGE)</b>	<b>4.52%</b>

**Option 3 Financial Pro Forma  
February 2, 2015**

City Assessed Valuation (2014) \$3,763,544,645  
Municipal Portion of Tax Rate (2014) \$9.38

**BASE PROJECT (OPTION A)**

BASE PROJECT	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Expenditures</b>					
Debt Service	\$1,012,379	\$993,397	\$974,415	\$955,432	\$936,450
Operating Expenses	\$887,671	\$914,301	\$941,730	\$988,817	\$1,038,257
Start Up Cost	\$58,000	\$0	\$0	\$0	\$0
Credit - Heights CC & East Concord CC O&M Costs	(\$21,133)	(\$21,767)	(\$22,420)	(\$23,093)	(\$23,785)
Credit - Current Dame School O&M Costs	(\$121,070)	(\$124,702)	(\$128,443)	(\$132,296)	(\$136,265)
<b>Total Expenses</b>	<b>\$1,815,847</b>	<b>\$1,761,229</b>	<b>\$1,765,281</b>	<b>\$1,788,860</b>	<b>\$1,814,657</b>
<b>Revenues</b>					
Revenues (New) per Ballard & King	\$823,482	\$864,656	\$907,889	\$953,283	\$981,882
Revenues (Existing)	\$42,580	\$42,580	\$42,580	\$42,580	\$42,580
Revenue Adjustment by City Administration (%)	-30%	-25%	-20%	-15%	-10%
Revenue Adjustment by City Administration (\$)	(\$259,819)	(\$226,809)	(\$190,094)	(\$149,379)	(\$102,446)
<b>Total Revenues</b>	<b>\$606,243</b>	<b>\$680,427</b>	<b>\$760,375</b>	<b>\$846,483</b>	<b>\$922,016</b>
<b>GENERAL FUND SUBSIDY - BASE PROJECT</b>	<b>\$1,209,604</b>	<b>\$1,080,802</b>	<b>\$1,004,906</b>	<b>\$942,377</b>	<b>\$892,641</b>
<b>TAX RATE IMPACT - BASE PROJECT</b>	<b>\$0.32</b>				
<b>TAX RATE INCREASE (PERCENTAGE) - BASE PROJECT</b>	<b>3.43%</b>				

**ALTERNATES (OPTION B)**

ALTERNATE #1: CONCORD LIBRARY	Year 1	Year 2	Year 3	Year 4	Year 5
Library Debt Service	\$157,019	\$154,075	\$151,131	\$148,187	\$145,243
Library Operating Cost	\$302,589	\$311,667	\$321,017	\$330,647	\$340,567
Library Revenues (New)	\$0	\$0	\$0	\$0	\$0
<b>Subtotal - Library General Fund Subsidy</b>	<b>\$459,608</b>	<b>\$465,742</b>	<b>\$472,148</b>	<b>\$478,834</b>	<b>\$485,809</b>
<b>Tax Rate Impact</b>	<b>\$0.12</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>1.30%</b>				

ALTERNATE #2: CONCORD TV	Year 1	Year 2	Year 3	Year 4	Year 5
CTV Debt Service	\$90,280	\$88,587	\$86,894	\$85,201	\$83,509
Property Taxes	\$8,533	\$8,789	\$9,052	\$9,324	\$9,604
Utilities	\$11,280	\$11,618	\$11,967	\$12,326	\$12,696
Custodial (Labor & Supplies)	\$6,973	\$7,182	\$7,398	\$7,620	\$7,848
<b>Subtotal Expenses</b>	<b>\$117,065</b>	<b>\$116,176</b>	<b>\$115,311</b>	<b>\$114,471</b>	<b>\$113,656</b>
CTV Revenues	\$83,340	\$83,340	\$83,340	\$83,340	\$83,340
<b>Subtotal - CTV General Fund Subsidy</b>	<b>\$33,725</b>	<b>\$32,836</b>	<b>\$31,971</b>	<b>\$31,131</b>	<b>\$30,316</b>
<b>Tax Rate Impact</b>	<b>\$0.01</b>				
<b>Percent Increase of Tax Rate (Over FY2015 Rate \$9.38)</b>	<b>0.10%</b>				

**BASE + ALTERNATES COMBINED**

<b>TOTAL GENERAL FUND SUBSIDY - BASE + ALTERNATES</b>	<b>\$1,702,937</b>
<b>TOTAL TAX RATE IMPACT</b>	<b>\$0.45</b>
<b>TOTAL TAX RATE INCREASE (PERCENTAGE)</b>	<b>4.82%</b>

Exhibit 5: Evaluation Criteria for Schematic  
Design Options



**City-Wide Multi-Generational Community Center Criteria Analysis & Scoring**  
**January 28, 2015**

<b>PRIMARY CRITERIA</b>	<b>Option 1</b>	<b>Rank</b>	<b>Option 2</b>	<b>Rank</b>	<b>Option 3</b>	<b>Rank</b>
Building Size (Square Feet)	69,580		63,160		68,990	
Cost for Base Scheme (A Option)	\$14,156,407	3	\$14,104,235	2	\$14,060,815	1
Cost of Additions (B Options)	\$1,953,793	1	\$2,703,547	2	\$3,309,317	3
Total Cost (A+B Options)	\$16,110,200	1	\$16,807,782	2	\$17,370,132	3
Annual General Fund Subsidy (A Option)	\$1,210,997	3	\$1,146,574	1	\$1,196,044	2
Annual General Fund Subsidy (A+B Option)	\$1,609,606	2	\$1,567,379	1	\$1,689,378	3
Reuse of Existing Buildings (% of Square Feet)	38%	-	0%	-	13%	-
New Construction (% of Square Feet)	62%	-	100%	-	87%	-
<b>Total Score - Primary Criteria (lowest most preferable)</b>		<b>10</b>		<b>8</b>		<b>12</b>
<b>SECONDARY CRITERIA</b>						
Building Efficiency (Useable SF to Gross SF)	83%	3	90%	1	84%	2
Ability to Expand	to park side	3	two sides	1	to park side	2
Clarity & Efficiency of Circulation		3		1		2
Lobby unities all programs		3		1		2
Ease of compliance w/LWCT boundary		2		1		3
Least Encroachment into Keach Park		3		1		2
Parking Proximity to building		3		1		2
Curb cut alignments		2		1		2
Parking Entry & Landscape Buffer		2		1		2
Service Access to building		2		1		3
Fire Lane access and efficiency		2		1		3
Gym & Turf Center open onto Park		2		3		1
Screening of pre-engineered structures		2		3		1
Proximity of Senior program to entry & parking		3		1		1
Relation of Kitchen to multiple program spaces		3		1		2
Layout of recreation offices		2		1		1
Compact shape & energy efficiency		3		1		2
<b>Total Score - Primary Criteria (lowest most preferable)</b>		<b>43</b>		<b>21</b>		<b>33</b>
<b>Total Score - Primary &amp; Secondary Criteria</b>		<b>53</b>		<b>29</b>		<b>45</b>