

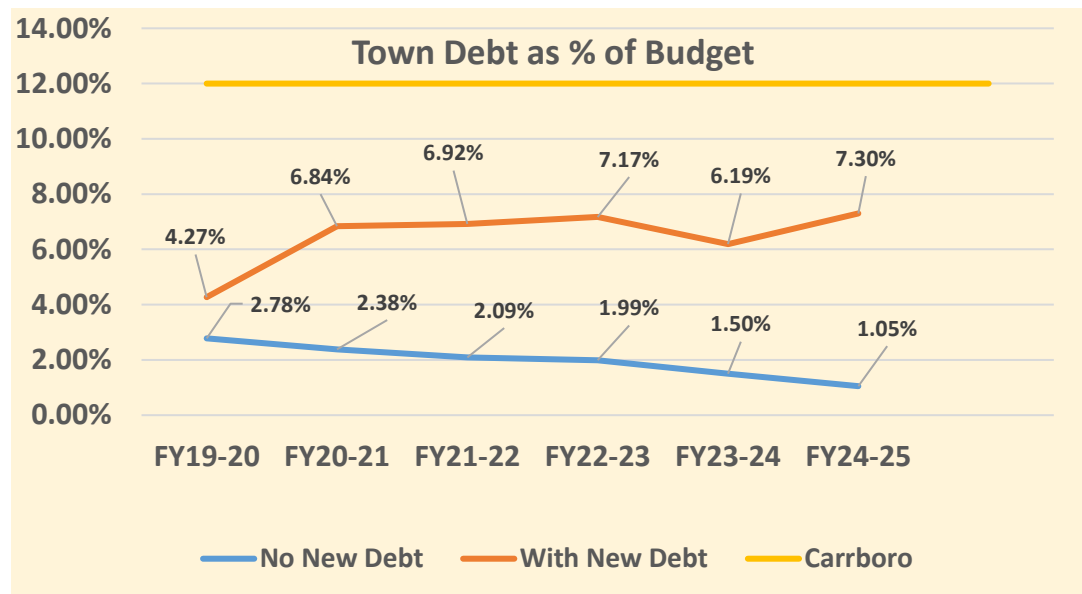
Black Box Theatre Cost

Per estimate from Perkins & Will cost is \$1,050,000 for core and shell construction, and \$1,050,000 for up-fitting. Total estimate is \$2,100,000.

Cost of 203 Facilities

Attached is a cost summary by function for the 203 Project. Total estimated cost is \$25,831,095 (which may change based on final design). The Town’s share of total cost is estimated to be \$12.0 million. We anticipated using \$5.0 million of cash reserves and financing \$7.0 million. The goal is to issue this debt after Local Government Commission approves GMP in March 2021. This financing assumes a 4% interest rate with fixed principal for 20 years which means first debt payment of \$626,500 (\$350,000 principal and \$276,500 interest) would be due in September 2021.

The Town has established a policy that annual debt service is not to exceed 12% of annual operating budget. As noted in the graph below, the issuance of this debt would not push debt service above 12% of operating budget.

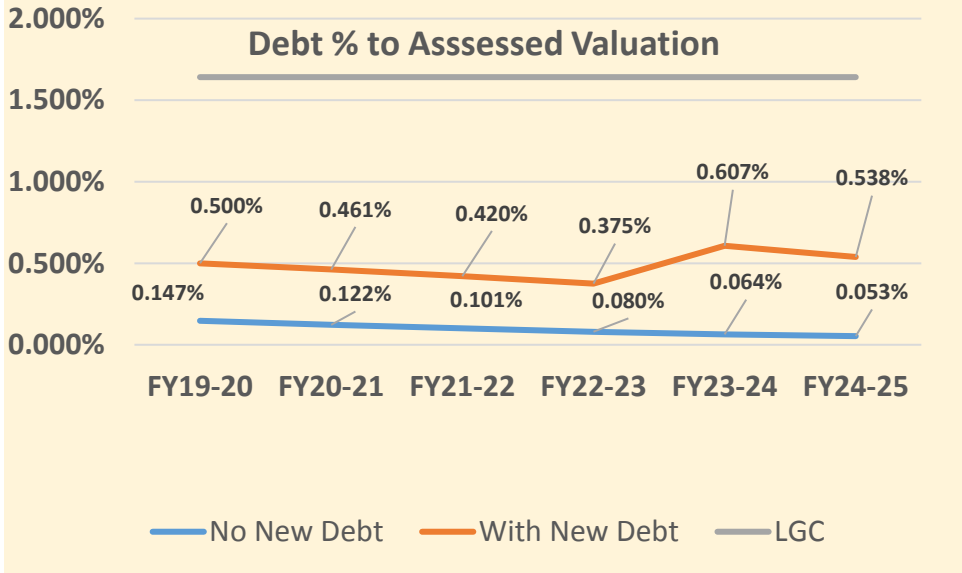
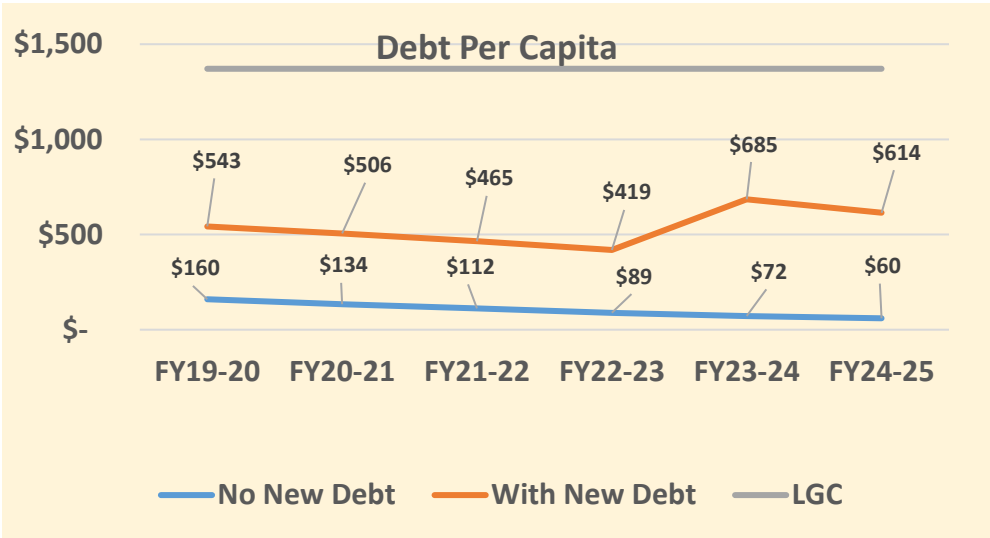


Credit firms consider debt exceeding 20% of operating revenues as a potential problem while 10% is considered acceptable debt burden. The North Carolina Local Government Commission (LGC) advises that local governments should have a reasonable debt burden. A heavy debt burden may be evidenced by a ratio of General Fund Debt Service to General Fund Expenditures exceeding 15%, or Debt per Capita or Debt to Appraised Property Value exceeding that of similar units. The Town’s goal is to keep total debt service at or below 12%, considering this to be a moderate level of debt.

For municipalities with a population of 10–24,999, the LGC has identified the following standards:

	Low	Average	High
Debt per Capita	\$ -	\$ 256	\$ 1,371
Debt % to Assessed Valuation	0.006%	0.256%	1.641%

With the issuance of \$7.0 million in debt bonds, the debt per capita and debt as a percentage to assessed valuation remains under the LGC High level.



Function	Square Feet	Cost Per Unit	Carrboro Cost	Orange County Cost	Total Cost
Recreation and Parks Program and Office Space	15,000	\$ 315	\$ 4,725,000	\$ -	\$ 4,725,000
WCOM Radio *during SD to be reduced to 500 sqft with grossing factor	850	\$ 370	314,500	-	314,500
Seed Library	200	\$ 315	-	63,000	63,000
Virtual Justice Center	500	\$ 315	157,500	-	157,500
Teen Space	1,200	\$ 315	378,000	-	378,000
Black Box	4,200	\$ 500	2,100,000	-	2,100,000
Library	15,000	\$ 315	-	4,725,000	4,725,000
Skills Center	12,600	\$ 315	-	3,969,000	3,969,000
Common Area Site and Civil Work (Ratio of CBO/OC Sq. Ft. = 44/56)	-	-	792,000	1,008,000	1,800,000
Parking (Ratio CBO/OC Spaces = 79/83)	-	\$ 25,000	1,975,000	2,075,000	4,050,000
Subtotal - Construction	49,550	-	\$ 10,442,000	\$ 11,840,000	\$ 22,282,000
Architectural Fees (Ratio of CBO/OC Sq. Ft. = 44/56)	-	-	\$ 743,290	\$ 946,005	\$ 1,689,295
Supp. Architectural Fees (Ratio of CBO/OC Sq. Ft. = 44/56)	-	-	249,832	317,968	567,800
CMAR Fees (Ratio of CBO/OC Sq. Ft. = 44/56)	-	-	568,480	723,520	1,292,000
Subtotal - Service Fees	\$ -	-	\$ 1,561,602	\$ 1,987,493	\$ 3,549,095
Total Construction and Service Fees	49,550	-	\$ 12,003,602	\$ 13,827,493	\$ 25,831,095
Carrboro Square Footage	21,950	44%			
Orange County Square Footage	27,600	56%			
Total Square Footage	49,550	100%			