

Tri-Town EMS HQ Planning Costs \$(000)

October 23, 2019

Note: These costs are for concept planning purposes. They will change when the design is completed and a professional cost estimate is obtained.

Exclusive Chilmark Costs

Land	\$900
Owner's Project Manager (OPM)	94
Architect	131
Demolition, general conditions	117
Landscaping est.	150
Town overflow parking lot est.	100
Path/boardwalk to town hall lot est.	<u>40</u>

Total 100 % Chilmark Costs \$1,532

Estimated cost range; 3,900 sq. ft. EMS HQ building

	<u>\$2,225</u>	to	<u>\$2,550</u>
- Less landscaping	(150)		(150)
- Less OPM	( 94)		( 94)
- Less architect	(131)		(131)
- Less demolition, general conditions	(117)		(117)
- Less town overflow parking lot	(100)		(100)
- Less path/boardwalk to town hall	<u>( 40)</u>		<u>( 40)</u>
<u>Total net shared cost 1/3, 1/3, 1/3</u>	<u>\$1,593</u>		<u>\$1,918</u>
<u>Estimated shared cost per town</u>	<u>\$ 531</u>		<u>\$ 639</u>
<u>Estimated shared bond principal</u>	<u>\$1,600</u>		<u>\$1,950</u>

### Tri-Town EMS HQ Proposed Shared Cost Formula \$(000)

1. Chilmark will bond the entire cost of its firehouse on Menemsha Crossroad and the EMS HQ building and site work. This total amount could be between \$5 to \$6 million.
2. For this exercise Chilmark is anticipating securing a 20-year bond.
3. The proposed cost sharing formula is based upon a 20-year debt service term.
4. The proposal is based upon the three towns sharing the annual debt service cost of only the estimated shared bond principal amount of \$1,600 to \$1,950 for the duration of the 20-year bond term.
5. Town and Bond counsel have both advised Chilmark that it would be very difficult to create a structure where each of the 3 towns would have a 1/3 equity position in the shared construction cost.
6. Consequently, this proposal is based upon the concept that Chilmark will bond the entire cost of the EMS HQ project (\$2,225 to \$2,550) and own 100 % of the land, building and site improvements.
7. The proposal is based upon the Towns of Aquinnah and West Tisbury each signing a 20-year lease agreement. The annual lease cost will be equivalent to each town's 1/3 share of the debt service expense of the net shared cost estimated to be between \$1,600 to \$1,950.
8. In lieu of each town having an equity position this proposes a progressively increasing rebate percentage of the annual lease cost to each town should it decide to leave the Tri-Town agreement and dissolve the MOU sometime during the 20-year lease term.

Tri-Town EMS HQ Cost Estimate \$(000)  
 20-Year Lease for Aquinnah, West Tisbury  
 Proposed Annual Lease Cost Rebate Schedule

20-Year rebate escalating % annual lease payment

	Bond Principal; 20-year @ 3.0 %			\$ 1,600,000			\$ 1,950,000		
	Total Debt Service	1/3 Debt Service	Rebate %	Rebate \$(000)	Total Debt Service	1/3 Debt Service	Rebate %	Rebate \$(000)	
Year 1	\$ 128.0	\$ 42.7	5%	\$ 2.1	\$ 156.0	\$ 52.0	5%	\$ 2.6	
Year 2	\$ 125.6	\$ 41.9	10%	\$ 4.2	\$ 153.1	\$ 51.0	10%	\$ 5.1	
Year 3	\$ 123.2	\$ 41.1	15%	\$ 6.2	\$ 150.2	\$ 50.1	15%	\$ 7.5	
Year 4	\$ 120.8	\$ 40.3	20%	\$ 8.1	\$ 147.2	\$ 49.1	20%	\$ 9.8	
Year 5	\$ 118.4	\$ 39.5	25%	\$ 9.9	\$ 144.3	\$ 48.1	25%	\$ 12.0	
Year 6	\$ 116.0	\$ 38.7	30%	\$ 11.6	\$ 141.4	\$ 47.1	30%	\$ 14.1	
Year 7	\$ 113.6	\$ 37.9	35%	\$ 13.3	\$ 138.5	\$ 46.2	35%	\$ 16.2	
Year 8	\$ 111.2	\$ 37.1	40%	\$ 14.8	\$ 135.5	\$ 45.2	40%	\$ 18.1	
Year 9	\$ 108.8	\$ 36.3	45%	\$ 16.3	\$ 132.6	\$ 44.2	45%	\$ 19.9	
Year 10	\$ 106.4	\$ 35.5	50%	\$ 17.7	\$ 129.7	\$ 43.2	50%	\$ 21.6	
Year 11	\$ 104.0	\$ 34.7	50%	\$ 17.3	\$ 126.8	\$ 42.3	50%	\$ 21.1	
Year 12	\$ 101.6	\$ 33.9	50%	\$ 16.9	\$ 123.8	\$ 41.3	50%	\$ 20.6	
Year 13	\$ 99.2	\$ 33.1	50%	\$ 16.5	\$ 120.9	\$ 40.3	50%	\$ 20.2	
Year 14	\$ 96.8	\$ 32.3	50%	\$ 16.1	\$ 118.0	\$ 39.3	50%	\$ 19.7	
Year 15	\$ 94.4	\$ 31.5	50%	\$ 15.7	\$ 115.1	\$ 38.4	50%	\$ 19.2	
Year 16	\$ 92.0	\$ 30.7	50%	\$ 15.3	\$ 112.1	\$ 37.4	50%	\$ 18.7	
Year 17	\$ 89.6	\$ 29.9	50%	\$ 14.9	\$ 109.2	\$ 36.4	50%	\$ 18.2	
Year 18	\$ 87.2	\$ 29.1	50%	\$ 14.5	\$ 106.3	\$ 35.4	50%	\$ 17.7	
Year 19	\$ 84.8	\$ 28.3	50%	\$ 14.1	\$ 103.4	\$ 34.5	50%	\$ 17.2	
Year 20	\$ 82.4	\$ 27.5	50%	\$ 13.7	\$ 100.4	\$ 33.5	50%	\$ 16.7	
Total years 1 - 20	\$ 2,104.0	\$ 701.3	37%	\$ 259.5	\$ 2,564.5	\$ 854.8	37%	\$ 316.3	