

CAMPUS BUILDINGS - SPACE + REPLACEMENT COSTS

1978

	1	2	3	4	Value/D'
	□' x 10 ³	1977 Replacement Cost/D'	182 x 10 ⁶	area proportion of 15,926	incl. land
Goodwin	66.11	44.15 52.60	2.919	3.477	52.60
Library	37.011	50.35	1.864	2.111	
Klassen	40.127	44.15	1.772		
Art Center	4.707	56.00	.264		
Student Center	16.541	57.50	.951		
Science	21.28	56.75	1.208		
Butler Halls	3.84	19.75	.076		
Admin	13.2	45.65	.603		
Near	19.981	56.00	1.119		
Old Library	10.3	52.70	.543		
Acad.	35.14	44.10	1.550		
Sub Total	268.237		12.869		
Taylor	34.56	44.15	1.526		
Total - bldgs	302.797		14.395		
Land	16.7 acres	\$2.10/D'	1.531		

Grand Total

302.797 52.60* 15,926

x .12 = 1.911 Million per year interest
÷ 12 Months = \$159,260 per Mo

Subtract "free space" →

not rentable, valuable to all renters, e.g.

Adj. Total 222.396 .72¢*** 15,926

Library 37.011

Acad. 35.140

50% Student Ctr 8.25

80.401

* = Col 3 ÷ Col 1 x .12 interest ÷ 12 Mo = Cost of interest per month, per D'

700,000 ÷ 222,396 = .26¢ D' if entirely-rented

(on rentable space)***

Zwerner

$$982 \text{ sq' } \$125 + \text{Storage } 38.85 (1110')$$

$$\begin{array}{r} 125.00 \\ 38.85 \\ \hline 163.85 \end{array}$$

$$.65 \times 982 \times K + .35 \times 111 \times K = \$20,000 \div 12$$

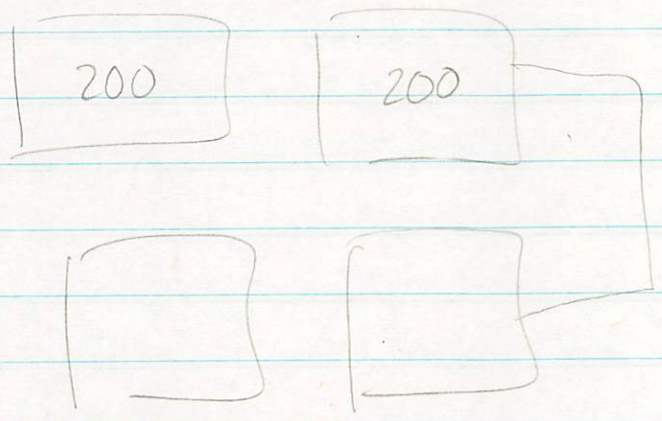
$$K = \frac{20,000 \div 12}{.65 \times 982 + .35 \times 111} = 2.46$$

$$\downarrow$$

$$638.30 + 38.85 = 677.15, \times 12 = 8125.80$$

$$\begin{array}{r} 163.85 \\ 513.30 \end{array}$$

$$\rightarrow \times 3 \text{ years} = 18,478.80$$



Zwerner has 1,000 sq'

Wants (apparently 3x) = 3,000

1. If it costs \$75 per sq' to build, inc. land, that equals \$225,000
2. If they raise that amount, they can either ~~use it~~ use it to rent or build.

Since such a fund could bring in anywhere from 22,500 to 33,750 per year, and since we will rent for less ...

3. As the money comes in, each \$75 will render, at 12% interest, 75¢ per month, and each 75¢ per month ^{could conceivably} rent one square foot per month, including utilities and related costs. Specifically, the first \$75,000 ~~will cover~~ ^{could} cover the rental on 1,000 square feet, the

first 150,000 ~~will~~ ^{could} cover 2,000 square feet, and
by the time 225,000 is raised, as ^{part of} a capital gifts endeavor,
~~campaign~~, the interest ~~will~~ ^{could} cover the full
3,000 square feet needed. At that point the organization
can either buy, build or rent.

4.