

## **What has changed from the original plan?**

The total cost of the acquisition and renovation of Gatehouse II has been lowered from \$110.1M to no more than \$99.5M.

Net present value life-cycle avoidance/savings have increased from \$22.2M to \$59.5M. Inflated life-cycle avoidance/savings have increased from \$84.5M to \$188.5M under the changed plan. These additional savings are achieved from the following changes to the business model:

- **Sales Price**
  - Previously at \$52M; proposing no more than \$50M. Negotiations are underway to lower the cost further.
- **Renovation Costs**
  - Previously at \$58.1M; proposing \$49.5M, a \$8.6M reduction.
  - Removed funds for furniture, parking and traffic improvements:
    - We will reuse systems furniture that has been left at the building and will bring existing furniture from the facilities we are vacating.
    - Traffic flow improvements will be delayed; however, we believe these improvements can be added at a later time.
  - Retained funds for building improvements that relate to sustainability such as a reflective roof, replacement of the current HVAC system with one that is energy efficient, replacement windows and lighting that are significant improvements over the existing. **FCPS will seek LEED certification for the building.**
- **Lease Costs**
  - Additional lease savings of \$502K per year are obtained from vacating the Instructional Programs Support Center warehouse.
- **Position Reductions**
  - Added 10 position reduction efficiencies to the model, bringing the total position reduction to 28 or an additional savings of \$1.0M per year.

## **What are the implications if we do not acquire the BPG building?**

- Two elementary schools, Lacey and Graham Road/Devonshire, will be delayed or lease costs will be incurred to relocate the current occupants.
  - Construction of a new Lacey facility adds significantly more seats since it will be an entirely new school. The net capacity deficit in surrounding elementary schools (Beech Tree, Belvedere, Annandale Terrace, Braddock, Woodburn and Columbia) is projected to be 788 students.
  - Renovation of Devonshire will add about 100 additional student seats as compared to what we could do at Graham Road. The net capacity deficit in surrounding elementary schools (Westlawn, Pine Spring, Timber Lane, Shrevewood, Stenwood and Fairhill) is projected to be 67 students.