

Scenario A - To accommodate LBO in COB, move Campaign Finance Board to SOB

		Move Costs Per Employee ²	Construction ³	Total Move Costs	Existing Office SQFT @ COB	Office Rate/SQFT FY2020	Existing Storage SQFT @ COB	Storage Rate/SQFT FY2020	Total Cost/Year	Proposed Office SQFT @ SOB	Office Rate/SQFT FY2020	Proposed Storage SQFT @ SOB	Storage Rate/SQFT FY2020	Total Cost/Year	Difference Per Year
MN Campaign Finance Board	9	\$2,810.00	-	\$25,290.00	2,455	\$ 17.35	30	\$8.00	\$42,834.25	2,455	\$ 14.75	30	\$8.00	\$36,451.25	-\$6,383.00

Scenario B - To accommodate LBO in COB, move Councils of Color to SOB

		Move Costs Per Employee ²	Construction ³	Total Move Costs	Existing Office SQFT @ COB	Office Rate/SQFT FY2020	Existing Storage SQFT @ COB	Storage Rate/SQFT FY2020	Total Cost/Year	Proposed Office SQFT @ SOB	Office Rate/SQFT FY2020	Proposed Storage SQFT @ SOB	Storage Rate/SQFT FY2020	Total Cost/Year	Difference Per Year
Councils of Color	12	\$2,810.00	-	\$33,720.00	3,339	\$17.35	339	\$8.00	\$60,643.65	3,339	\$14.75	339	\$8.00	\$51,962.25	-\$8,681.40

- 1) Based on 2017 Building Census
- 2) Includes Design, Furniture Teardown, Furniture Installation, Move, Data & Electric
- 3) Build-out costs are not included. Depending on scope of work, costs can range from \$50 - \$100 per sq.ft.

Scenario C - lease space in 525 for LBO

525 Park	Employees ¹	Move Costs Per Employee ²	Construction ³	Total Move Costs	525 Park USF	3 year average Office Rate/USF ⁴	5 year average Office Rate/USF ⁴		Total Average Cost/Year	Landlord proposed tenant improvement allowance per USF 3 year term	Total allowance provided 3 year term	Landlord proposed tenant improvement allowance per USF 5 year term	Total allowance provided 5 year term
Legislative Budget Office - 3 year term	6.5	\$2,810.00	-	\$18,265.00	1,230	\$ 28.10	-		\$34,563.00	\$15.00	\$18,450.00	-	-
Legislative Budget Office - 5 year term	6.5	\$2,810.00	-	\$18,265.00	1,230	-	\$28.96		\$35,620.80	-	-	\$25.00	\$30,750.00

- 1) Based upon planning model .
- 2) Includes Design, Furniture Teardown, Furniture Installation, Move, Data & Electric
- 3) Tenant Improvement allowance is not adequate to prepare space for tenant's needs. Tenant will incur costs to build-out space to meet requirements.
- 4) USF annual rental rate is based upon \$27.27 usf year one with 3% annual increases.