

ATTACHMENT E
PREMISES-RELATED "CAPITAL" EXPENDITURES

Attleboro:

The OSCC plan for this location is to extend the lease one-year. The lease is concluding its original five-year term; therefore it is eligible to be extended. The Facilities Management Department did contact the Landlord who is agreeable to extend the term. The Facilities Department did request a rent reduction and did request the Landlord fax his extension terms. As of this date we are awaiting his formal response. The Facilities Department hopes to avoid a rent increase but based upon initial conversations with the Landlord's representative did provide a modest increase in Exhibit D, just to insure that sufficient funds are reserved to meet the OSCC obligation. Since the OSCC will not move there will not be any additional cost.

Dudley:

The OSCC management plans to use the same furniture that is at the present office site. The overall plan is to move to a new location in early FY 2005 in the greater Southbridge area. This move is contingent upon finding suitable space resulting from the RFP process.

Assumption is to relocate to new facility in Southbridge

Move Existing furniture and supplies	<u>\$35,000</u>
Includes dismantling modular panels and reinstalling at new location and providing any parts needed for the new configuration.	

Fall River: The agreement is detailed in Henry Marcy's 3/3/03 (4:01 PM) e-mail to Jim Calkins et al. Per this agreement, the amortized amount per year, for the fiscal years 2004, 2005, 2006 and 2007, owed by the LWIB for the reconstruction of the Fall River Career Center (FRCC) is \$70,102.75.

This amount needs to be adjusted based upon any early payments from the FRCC.

Gardner

The plan for this location is to again extend the lease term an additional year. The Facilities Management Department did contact the landlord to determine if he were agreeable to an extension. The landlord did agree and will formally transmit his approval of the request. The landlord did ask for and the Facilities Management Department denied the landlord's request for a rent increase.

No additional costs are anticipated for this location.

New Bedford: The full agreement is articulated in Henry Marcy's 3/25/03 (5:05 PM) e-mail to Louise Meyer and John Zimatravich.

The modular furniture amount of \$140,917.36 was amortized @ \$28,183.47 per year from FY2001 through FY2005. In FY2001, the GNB LWIB paid (in the form of a surplus above premises operating expenses) \$23,487.50, leaving a balance to be paid of \$4,695.97. In FY2002, the GNB LWIB paid (in the form of both surplus premises operating expenses retained by DET [\$12,513.72] and in response to direct billing by DET [\$15,669.75] the full amount of \$28,183.47. In FY2003, the GNB LWIB did not pay (in the form of surplus premises operating expenses retained by DET) \$19,872.17, leaving a balance to be paid of \$8,311.30. The GNB LWIB should have paid by 6/30/2003, an additional \$13,007.27 (\$4,695.97 plus \$8,311.30) for the modular furniture. Any unpaid balance must be added to the FY 2005 amortized total.

The construction amount of \$267,581.60 was amortized @ \$47,351.60 for FY2001, \$53,516.32 for each year from FY2002 through FY2005 and \$6,164.72 for FY2006. In FY2001, the GNB LWIB did not pay any amount, leaving a balance of \$47,351.60. In FY2002, the GNB LWIB paid (in the form of surplus premises operating expenses retained by DET [\$4,065.30] and in response to direct billing by DET [\$29,754.90] \$33,820.20, leaving a balance to be paid of \$19,696.12. In FY2003, the GNB LWIB has not paid any amount, leaving a balance of \$53,516.32. The GNB LWIB should have paid by 6/30/2003, an additional \$120,564.04 [\$47,351.60 plus \$19,696.12 plus \$53,516.32] for construction. Any unpaid balance must be added to the FY 2005 amortized total.

Newton

Assumption is to relocate to new facility in Waltham. DCAM did issue an RFP. The OSCC does plan to purchase new modular furniture systems for the chosen space. With this plan in mind the following cost must be included for FY 2005.

Move office furniture and purchase new modular systems	
Purchase new modular system and install	\$100,000
Move furniture and supplies	6,500
Plan Total Cost	<u>\$106,500</u>

Northampton

Stay at current site with landlord providing new carpet and wall \$0 paint. The OSCC, in order to control the lease cost, decided to directly pay costs associated with preparing the space for the installation of new carpet. Based upon quotations received by the Facilities Management Department to achieve the OSCC desires, the following costs need to be included in the plan:

Modular Furniture handling	\$ 3,500
Data/Telephone Cable work	2,800
Movers	3,000
Plan Total Cost	<u>\$ 9,300</u>

Worcester: The Southern Worcester LWIB does not want to move from the current location. The Facilities Management Department did contact the landlord and did request he consider a five-year lease extension, with new carpet and wall painting. In addition the facilities management department did ask for a rent rate concession.

The landlord is considering the request and will provide formal notification to request. For planning purposes, the rent included on the budget spreadsheet continues occupancy at the current rate.