APPENDIX B

SAMPLE LIFE CYCLE COST ANALYSIS

Building Name:			Building No:		
Project Name:			Project No:		
Concept Title:					
Analysis Period: 25 Years			Real Disc. Rate: 4.7%		
Energy Savings (2)			Building Energy Use: 1,010,000 KJ/SM/YR		
	Cost Elements	**Baselines**	**Alternate**		**Difference**
a.	Construction Cost	$2,979,961	$2,997,613		
b.	Contingencies				
c.	Design Fee + Award Costs	N.A.	N.A.		
d.	Construction Supervision	N.A.	N.A.		
e.	Moving Costs	N.A.	N.A.		
f.	Relocation Costs	N.A.	N.A.		
g.	Initial Training Costs	N.A.	N.A.		
h.	Other First Costs	$309,773	$311,607		
	(1) Subtotal (add above)	$3,289,734	$3,309,220	w.	-$19,486
i.	TV Energy Cost/Year				
j.	PV All Energy Costs	$3,215,089	$3,108,595	y.	$106,494
k.	TV Maintenance Cost/Year	$26,000	$26,000		
l.	PV All Maintenance Costs	$329,101	$329,101		
m.	TV Service Cost/Year				
n.	PV Service Cost				
	(2) Subtotal (j + l + n)	$3,544,190	$3,437,696	v.	$106,494
o.	TV Future Replacements				
p.	PV All Future Replacements	$111,415	$111,415		
q.	TV Salvage Value	$0	$0		
r.	PV Salvage Value	$0	$0		
s.	Depreciated Residual Worth				
t.	PV Residual Worth	$0	$0		
	(3) Subtotal (p - r **or** t)	$111,415	$111,415	x.	$0
	TOTAL LIFE CYCLE COST (1 + 2 + 3)	$6,945,339	$6,858,331	u.	$87,008
Indicies:					
Net Savings (NS = u): $87,008		Savings to Investment Ratio (SIR = v / (w + x)): 5.47			
For Energy Conservation Projects: ESIR = z / w ECSR = y / w					

Another option is the Life Cycle Costing Analysis could be performed using the latest version of the Building Life Cycle Cost (BLCC) computer program developed by the National Institute of Standards and Technology (NIST).