Life Cycle Cost Analysis of 2021 WSEC: R406 Code Change Proposal

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The following documentation provides a life cycle cost assessment of the R406 code change proposal. This proposal modifies section R406. It is anticipated that adoption of this code change, along with prescriptive updates sourced from the 2021 IECC, will reduce energy use in typical new homes and low-rise apartments by 10% over a 2018 code-compliant home.

The life cycle cost approach presented builds on the methodology used in previous code development cycles. However, all energy modeling was completed from the 'ground-up' – meaning all modeled energy use, energy savings, and code-to-code comparisons were completely redone for this analysis. No assumptions or previous models were carried over from past years. The life cycle cost analysis was completed using the Office of Financial Management Life Cycle Cost Tool (Version 2020-A).

The analysis was developed by Henry Odum, Paul Kintner, Jenny Haan (all of Ecotope) and David Baylon. Ecotope completed the energy modeling, provided the first cost estimates, and the energy savings analysis. David Baylon completed the carbon equalization credit calculations, backed by Ecotope's energy modeling analysis.

Approach to the development of the R406 energy code proposal:

The following outlines the process used to develop the R406 code change proposal. It is a process with multiple steps.

Change in Scope: For the 2021 WSEC Section R406, this proposal includes credit values specific to homes with varying levels of space heating energy end use. Space heating systems without a coefficient of performance (aka gas furnace and electric resistance) use 2-3x more heating energy than a heat pump system. For this reason, load reduction measures (air tightness, envelope insulation, duct measures) have a greater impact on energy savings for this end use. The revisions to Table R406.3 are intended to capture this difference in energy savings, and reward homes with higher heating energy use with greater credit values.

Table R406.2 (Fuel Normalization credits) have also been updated to match the proposed commercial code carbon content of Washington State's electrical grid (Cambium model from NREL is calculated as 0.44 #CO2e/KWH).

Consider clarifications and implementation changes: To provide clear enforceable code language, several editorial changes have been included. Credit requirements for appliances have been strengthened. Several envelope measures have been removed and/or recalibrated to account for prescriptive code upgrades of the building envelope.

Add New Heating system: To continue to provide a diverse set of options for implementation, a dual fuel heat pump measure has been added to the fuel normalization table. This system assumes a switchover to gas heating at temperatures below ~37F.

Calculate Building Energy Use for the base code and section 406 options: The base code (prescriptive) changes made in 2018 and by the 2021 IECC additions, are first assessed to determine the base energy

use of the prototype buildings. This ultimately impacts the credits awarded by Section R406 options. Baseline envelope options improve the stringency pf the code by roughly 8%.

After the new base code energy use is established, the value of each credit is reassessed and if needed, reassigned. While this analysis is focused on the relative savings and cost of Section R406, the savings attributed to prescriptive 2021 IECC measures are not 'lost' in the analysis however, as the energy savings is now reflected in the 2021 baseline (prescriptive) energy use of the residential sector.

Assess the number of credits required to achieve the objectives of RCW 19.27a.160: This proposal is designed to meet the high-level goal of RCW 19.27a.160. This 2021 Section R406 code change proposal, along with prescriptive updates, is expected to lead a 10% energy reduction over a 2018 WSEC compliant home.

Adjust the targets for systems analysis approach, section 405.3: The last step is to assess the performance-based approach. The targets under this section have been reduced by an additional 9% over the 2018 prescriptive code requirements. This accounts for both the required increase in efficiency and the somewhat lower energy use baseline.

Energy Savings Estimates

Energy savings estimates used in the life cycle cost analysis were developed using SEEM. The SEEM energy simulation program was used to develop the energy savings targets and estimates for the 2009-2018 iterations of the residential portion of Washington State Energy Code. SEEM is used by the Northwest Power and Conservation Council RTF to estimate savings for most of the regional utility conservation programs. The modeling protocol is intended to represent the wide variety of new homes constructed in Washington, to summarize the average savings that can be attributed to each option listed in Table R406.3 and estimate the overall consumption of the residential sector for each code cycle.

The SEEM program is designed to model small scale residential building energy use. The program consists of an hourly thermal simulation and an hourly moisture (humidity) simulation that interacts with duct specifications, equipment, and weather parameters to calculate the annual heating and cooling energy requirements of the home. It is based on algorithms consistent with current American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE), American Heating and Refrigeration Institute (AHRI), and International Organization for Standards (ISO) calculation standards. In order for the SEEM model to be used in efficiency measure assessments, it must be calibrated to baseline and efficient-case consumption. Calibration for single family, multi-family, and manufactured homes are separate endeavors that utilize metered data from a sample of homes in the NW to estimate energy consumption. SEEM was recalibrated in response to findings from the 2011 Residential Building Stock Assessment. This provides calibrated results for Pacific NW homes.

For single family construction, the energy model is built using six RTF-approved prototype designs, including: a 1344 sf rambler (both on a slab and over a crawlspace), 2200 sf rambler (both on a slab and over a crawlspace), 2688 with half basement and 5000 sf full basement home. These six prototypes are then modeled with the three primary heating system types ("gas home", "Heat Pump Home" and "Electric Resistance Home") and then simulated in the two major climate zones in the state. Each energy conservation measure (option in Table R406.3) is then modeled independently in each of these scenarios, with the energy savings weighted down to a representative credit value shown in Table R406.3.

For low-rise multifamily construction, the same method was used as for single family 3. The presumed predominant construction-types are a 2-story, garden style (exterior entry) building and a 3-story

'double loaded corridor' building. The annual energy use, utility savings, and incremental cost were then normalized to a per unit basis.

After individual measures were modeled independently and associated savings determined, each prototype summarized in this LCCA analysis was modeled with a selection (package) of R406 options required to be code compliant (both in 2018 and 2021). This important step not only illustrated the code-to-code savings, but it also accounts for interaction between different credit options within the table. As more measures are utilized in a home, more interaction occurs between measures, and the individual savings attributed to that measure are not realized when paired with a host of other options. For instance, higher envelope insulation will de-rate the savings available from increased equipment efficiencies. It is important to capture this interaction through the modeling exercise or else the anticipated savings estimates will be overinflated. It is the annual energy savings obtained from these packages of measures that are used in determining the life cycle cost of the code change proposal.

First Cost method:

First cost and energy savings estimates have been developed using an estimating procedure used by the Northwest Power and Conservation Council (NPCC) and ran through the Office of Financial Management Life Cycle Cost Tool. The first costs were developed using multiple sources of information:

- NPCC, the Regional Technical Forum (RTF), http://rtf.nwcouncil.org/ This is a federally mandated multi-state compact that develops the efficiency resources for the region's electric utilities
- Navigant is a business consulting firm which provides resource planning for both gas and electric utilities, including gas utilities in Washington State. http://www.navigant.com/industries/energy/
- CEE is the Consortium for Energy Efficiency. CEE is the US and Canadian consortium of gas and electric efficiency program administrators. http://www.cee1.org/
- This study also uses cost information provided to the SBCC by Ecotope
- PassiveHouse consultant aided with pricing the higher insulation and envelope detailing
- Inflation has been accounted for all historical cost estimates

All costs shown are incremental costs for each measure, the base cost is related to the prescriptive requirement of the code and the incremental costs are associated with the option requirement of Table R406.2. Keeping this in mind, the incremental cost for a ductless minisplit, in single family, is the added equipment cost associated with purchasing a higher efficiency heat pump (since DHPs are required in the prescriptive code in electric zonal single-family homes); while in multifamily, the incremental cost of a heat pump is higher because it is compared to electric baseboards. Water heating systems in multifamily are assumed to serve more than one unit, therefore their incremental costs are lower than for single family.

The cost analyses provided in this report use a weighted average cost method to represent the wide range of new homes constructed in Washington. Each of the predominant dwellings, as defined in Section R406.2, are shown in the LCCA case studies (large dwelling units represent a minor fraction of the overall building stock, therefore were omitted from the analysis). For each single-family dwelling unit size, the predominant heating system types are shown individually ("Gas Home", "Heat Pump Home" and "Electric Zonal Home") in order to show cost effectiveness for all available heating system types. The cost model is built using the five prototype designs, including a 1344 sf rambler (both on a slab and over a crawlspace), 2200 sf rambler (both on a slab and over a crawlspace), 2688 with half basement. The costs associated with the crawl space and slab prototypes were normalized into each of the dwelling unit sizes per Section R406.2. Multifamily costs were based on an electric zonal heating system. A first cost estimate is developed for each option and for each prototype. Then, the incremental

cost of each prototype is weighted by the expected construction volumes to provide an overall average measure cost. The tables, Incremental Cost of Single Family Options and Incremental Cost of MF Options, provides both prototype and weighted measure cost.

Unlike the energy savings estimates, the first cost numbers are a fixed value for each energy measure and do not change based on the selected package of measures modeled for the LCCA. This assumes that incremental costs of each option do not have the any interdependency – contrary to the associated energy savings, as stated earlier. This will no longer be the case as buildings become more efficient. Higher levels of envelope insulation and tighter construction leads to smaller HVAC systems, and therefore a cost credit should be applied. But as mentioned, this approach was not applied in this analysis.

Energy and Cost Summary Tables:

Table 1: Incremental Cost of Single Family options, by home size

Incremental Cost of Single Family Options

				Prototypes Weight % by Floor Area			
				1344	2200	2688	5000
Option-Description	Gas Credit Value	HP Credit Value	**Weighted Measure Cost**	15%	72%	11%	2%
1.1 - U-.24 Glaze	0.5	0.5	**$ 1,730**	$ 991	$ 1,790	$ 1,987	$ 3,688
1.2 - U-.20 Glaze	1	1	**$ 2,537**	$ 1,454	$ 2,625	$ 2,914	$ 5,409
1.3 - 5% UA reduc	0.5	0.5	**$ 1,261**	$ 955	$ 1,270	$ 1,762	$ 476
1.4 - 15% UA reduc	1	1	**$ 3,263**	$ 1,925	$ 3,255	$ 4,676	$ 5,802
1.5 - 22.5% UA reduc	2	1.5	**$ 4,721**	$ 2,938	$ 4,850	$ 5,735	$ 7,852
1.6 - 30% UA reduc	3	2.5	**$ 11,235**	$ 6,819	$ 12,095	$ 10,587	$ 16,991
2.1 - 2 ACH, HRV	1	0.5	**$ 2,264**	$ 1,395	$ 2,284	$ 2,790	$ 5,190
2.2 - 1.5 ACH, HRV	1.5	1	**$ 5,411**	$ 3,334	$ 5,457	$ 6,667	$ 12,402
2.3 - 0.6 ACH, HRV	2	1.5	**$ 6,988**	$ 4,306	$ 7,048	$ 8,612	$ 16,019
3.1a - Furnace	1	1	**$ 252**	$ 252	$ 252	$ 252	$ 252
3.2a - 9.5 HSPF HP	0.5	0.5	**$ 1,388**	$ 1,388	$ 1,388	$ 1,388	$ 1,388
3.3a - GSHP	1.5	1.5	**$ 11,034**	$ 10,900	$ 10,900	$ 10,900	$ 17,600
3.4 - DHP	1.5	1.5	**$ 1,530**	$ 1,530	$ 1,530	$ 1,530	$ 1,530
3.5a - 11.0 HSPF HP	1	1	**$ 1,530**	$ 1,530	$ 1,530	$ 1,530	$ 1,530
3.6a - DHP (15% elec)	2	2	**$ 5,901**	$ 5,901	$ 5,901	$ 5,901	$ 5,901
4.1 - Deeply buried	1	0.5	**$ -**	$ -	$ -	$ -	$ -
4.2 - HVAC inside	1.5	1	**$ 328**	$ 328	$ 328	$ 328	$ 328
5.1 - DWR	0.5	0.5	**$ 437**	$ 437	$ 437	$ 437	$ 437
5.2 - 0.80 gas DHW	0.5	0.5	**$ 640**	$ 640	$ 640	$ 640	$ 640
5.3 - 0.91 gas DHW, GSHP	1	1	**$ 1,009**	$ 1,009	$ 1,009	$ 1,009	$ 1,009
5.4 - Tier III HPWH	2	2	**$ 955**	$ 955	$ 955	$ 955	$ 955
5.5 - CO2 HPWH	2.5	2.5	**$ 3,824**	$ 3,824	$ 3,824	$ 3,824	$ 3,824
6.1 - Solar pV	1	1	**$ 5,040**	$ 5,040	$ 5,040	$ 5,040	$ 5,040
7.1 - ES Appl+ventless Dryer	0.5	0.5	**$ 505**	$ 505	$ 505	$ 505	$ 505

Table 2: Modeled Energy Savings - Single Family, by home size and heating system type

	S				M				MF
	gfac	gfac	ashp	zonl	gfac	gfac	ashp	zonl	zonl
Options Table 2021	kWh	Therm	kWh	kWh	kWh	Therm	kWh	kWh	kWh
mandatory req's	0	0	0	0	0	0	0	0	0
windows U=0.24	114	5	1143	173	292	5	302	348	132
windows U=0.2	160	12	1192	291	369	18	492	597	263
envelope 3 - 5% UA	18	0	1101	94	-70	-2	59	122	-34
envelope 4 - 15% UA	151	24	1243	406	288	28	528	648	223
envelope 5 - 22.5% UA	303	33	1315	581	577	41	817	1015	420
envelope 6 - 30%UA	348	55	1430	821	887	69	1158	1456	555
air leakage 1 hrv	-116	3	1059	-10	-271	19	105	111	329
air leakage 2 hrv	4	45	283	344	87	67	504	664	642
air leakage 3 hrv	91	54	414	487	530	78	762	997	934
AFUE .95	-84	34	-	-	55	51	-	-	
HSPF 9.5	-	-	248	-	-	-	328	-	
DHP HSPF 10(zonal only)	-	-	-	689	-	-	-	1129	-41
HSPF 11	-	-	371	-	-	-	980	-	
DHP HSPF 10 whole house (zonal only)	-	-	-	1154	-	-	-	2185	740
ducts inside	356	32	385	-	781	38	666	-	
drain water heat recovery	76	23	260	247	-55	33	282	318	182
dwh gas UEF 0.80	18	27	-	-	3	34	-	-	
dwh gas UEF 0.91	-28	39	-	-	12	48	-	-	
hpwh Tier III	-930	121	1407	1395	-1167	153	1761	1790	973
UEF 2.9	-813	121	1536	1512	-1099	156	1916	1941	1055
Energy Star appliances	722		824	784	625		750	776	629

Table 3: Incremental Cost of Multifamily options and Modeled Energy Savings (Zonal Electric only)

Option-Description	Credit Value		Measure Cost
1.1 - U-.24 Glaze	0.5		---
1.2 - U-.20 Glaze	1		$ 887
1.3 - 5% UA reduc	---		$ 173
1.4 - 15% UA reduc	1		$ 947
1.5 - 22.5% UA reduc	1.5		$ 1,383
1.6 - 30% UA reduc	2		$ 3,779
2.1 - 2 ACH, HRV	0.5		$ 851
2.2 - 1.5 ACH, HRV	1		$ 2,034
2.3 - 0.6 ACH, HRV	1.5		$ 2,627
3.1a - Furnace	1		$ 252
3.2a - 9.5 HSPF HP	---		---
3.3a - GSHP	1		---
3.4 - DHP	2		$ 3,060
3.5a - 11.0 HSPF HP	---		$ -
3.6a - DHP (15% elec)	3		$ 5,245
4.1 - Deeply buried	0.5		$ -
4.2 - HVAC inside	---		---
5.1 - DWR	---		$ 505
5.2 - 0.80 gas DHW	0.5		---
5.3 - 0.91 gas DHW, GSHP	1		---
5.4 - Tier III HPWH	2.5		$ 318
5.5 - CO2 HPWH	3		$ 1,275
6.1 - Solar pV	1		$ 5,040
7.1 - ES Appl+ventless Dryer	1.5		$ 505

Life Cycle Cost Analysis

Life Cycle Cost Analysis (LCCA) is an analytical technique capable of comparing the present value of upfront capital cost to future operational costs. LCCA helps decision makers determine which project designs are likely to deliver the lowest total Life Cycle Cost (LCC).

The State Building Code Council has adopted the use of Washington State Department of Financial Managements (OFM) life cycle cost tool for this analysis. The OFM life cycle cost tool used to provide these results is based on the methodology of National Institute of Standards, HANDBOOK 135 Life-Cycle Costing Manual. The OFM model is designed for state projects and commercial construction. This model was modified to support residential construction. This primarily required changing the fuel escalation rates from commercial to a residential standard.

Standard inputs for Life cycle cost on all the submitted documents are included in the table below.

Key Variables	◉ OFM	○ User	Value
Building Life	50	50	50
Real Discount Rate	0.70%	70.00%	0.70%
Standard Maintenance Escalation	1.00%	1.00%	1.00%
General Inflation	2.42%	2.42%	2.42%
Study Period (years)	50	50	50
Fuel Escalation Assumptions Located on Fuel Escalation Page			

Timing Variables	Year(s)	
Base Year (Generally Current Year)	2022	
Additional Construction Years beyond 2022	0	1st Operation Year = 2023

Finance 1st Purchases for ->	☐ aseline	☐ Alt. 1	☐ Alt. 2
Down Payment (%)	20%	20%	20%
Term (Years)	25	25	25
Nominal Interest Rate	3.14%	3.14%	3.14%
Real Interest Rate	0.70%	0.70%	0.70%

Life Cycle Cost Reports

Below are the results of life cycle cost calculations for 5 of the 6 single family prototype buildings, each with a central heat pump, gas furnace, and zonal electric as well as the multifamily prototype with zonal electric heat. Each prototype includes 5 pages of report.

Executive report: This page summarizes the total life cycle cost results for three alternatives based on a 50-year life cycle cost assessment.
Baseline: The baseline report describes the life cycle cost impact for a 2018 WSEC compliant structure. Each includes the number of credits that would be required to meet the 2018 WSEC.
Alt 1. This report provides the inputs for the 2021 WSEC proposal. The cost and benefits included reflect the information detailed in this report.
Alt 2. This report is identical to Alt1, except $0.75 per square foot of floor area is added to the cost. This provides a buffer to cover uncertainty about the first cost assessment.
Expenditure Report. We have included the results of the expenditure report for each project. This allows the reader to view the year over year cash flow for each model.

LCCA Results

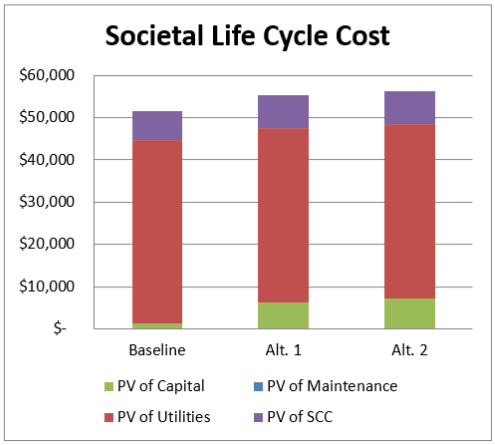
Small Gas Home – Executive Report

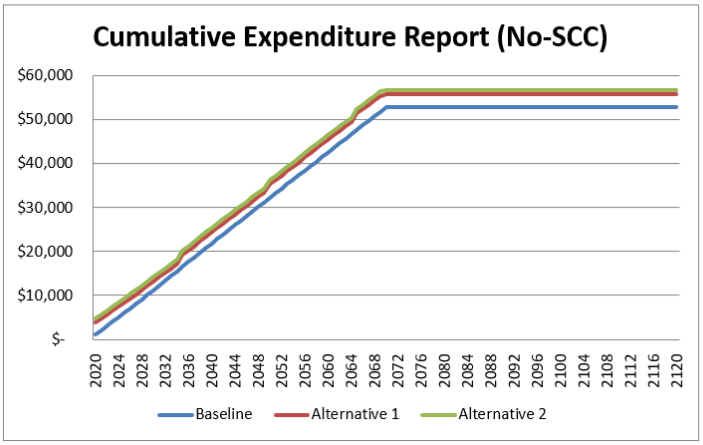
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	1,344
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	1,344
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis	BEST		
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	35.7	36.5	36.5
1st Construction Costs	$ 1,207	$ 3,895	$ 4,903
PV of Capital Costs	$ 1,207	$ 6,156	$ 7,099
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 43,408	$ 41,254	$ 41,254
Total Life Cycle Cost (LCC)	**$ 44,615**	**$ 47,410**	**$ 48,354**
Net Present Savings (NPS)	**N/A**	**$ (2,796)**	**$ (3,739)**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost	BEST		
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	83	93	93
% CO2e Reduction vs. Baseline	N/A	-13%	-11%
Present Social Cost of Carbon (SCC)	$ 6,828	$ 7,784	$ 7,784
Total LCC with SCC	**$ 51,442**	**$ 55,195**	**$ 56,138**
NPS with SCC	**N/A**	**$ (3,753)**	**$ (4,696)**





LCCA Results

Small Gas Home – Baseline Input

<- Primary Filter (Requires Level 1)

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Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

Total Building Annual Utility Analysis	$ 957	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 752	$ 205
Annual Utility Consumption Not Entered Below			8,352	195
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	8,352	195
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ 1.05

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)	A
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2							$ 1,207	Entries Below for Component Specific Utility Analy			
	A	**Substructure**										
	B	**Shell**										
	C	**Interiors**										
	D	**Services**										
	E	**Equipment & Furnishings**										
	F	**Special Construction & Demolition**										
	G	**Building Sitework**										
x	X9010	Building Envelope										
x	X901001	1.1 - U-.24 Glaze	0.5		50	$991.30				-114	-5	
x	X901002	1.2 - U-.20 Glaze	1		50	$1,453.90				-160	-12	
x	X901003	1.3 - 5% UA reduc	0.5		50	$955.15				-18	0	
x	X901004	1.4 - 15% UA reduc	1		50	$1,925.40				-151	-24	
x	X901005	1.5 - 22.5% UA reduc	2		50	$2,937.75				-303	-33	
x	X901006	1.6 - 30% UA reduc	3		50	$6,819.02				-348	-55	
x	X901007	2.1 - 2 ACH, HRV	1		50	$1,395.16				116	-3	
x	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$3,333.70				-4	-45	
x	X901009	2.3 - 0.6 ACH, HRV	2		50	$4,305.90				-91	-54	
x	X9020	HVAC										
x	X902001	3.1a - Furnace	1		18	$251.59				84	-34	
x	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73						
x	X902003	3.3a - GSHP	1.5		20	$10,900.00						
x	X902004	3.4 - DHP	1.5		18	$1,529.78						
x	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78						
x	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58						
x	X902007	4.1 - Deeply buried	1		50	$0.00						
x	X902008	4.2 - HVAC inside	1.5		50	$327.81				-356	-32	
x	X9030	Hot Water										
x	X903001	5.1 - DWR	0.5		50	$437.08				-76	-23	
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32				-18	-27	
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56				28	-39	
x	X903004	5.4 - Tier III HPWH	2		15	$955.02						
x	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45						
x	X9040	Other										
x	X904001	6.1 - Solar pV	1		25	$5,040.00						
x	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-722		
x	X9050	2018 Compliant Building Cost		1	50	$1,206.61		$ 1,207				
x	X9060	Added Cost			55	$0.75						
x	X9070	3ACH & Continuous Insulation			50	$1,405.00						
	Z	**Other Project Costs**										
	Z10	**One Time - Upfront Costs**		1	50							
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1							

LCCA Results

Small Gas Home – ALT 1

<- Primary Filter (Requires Level 1)

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Alternative 1 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 887	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 619	$ 268
Annual Utility Consumption Not Entered Below			7,166	321
Sum of Annual Utility Consumption Below		-	(291)	(66)
Total Annual Utility Consumption		-	6,876	255
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ 1.05

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)	A
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy			
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 3,895				
.	**A**	**Substructure**										
	B	**Shell**										
	C	**Interiors**										
	D	**Services**										
	E	**Equipment & Furnishings**										
	F	**Special Construction & Demolition**										
	G	**Building Sitework**										
	X9010	Building Envelope										
	X901001	1.1 - U-.24 Glaze	0.5		50	$991				-114	-5	
	X901002	1.2 - U-.20 Glaze	1		50	$1,454				-160	-12	
	X901003	1.3 - 5% UA reduc	0.5	1	50	$955		$ 955		-18	0	
	X901004	1.4 - 15% UA reduc	1		50	$1,925				-151	-24	
	X901005	1.5 - 22.5% UA reduc	2		50	$2,938				-303	-33	
	X901006	1.6 - 30% UA reduc	3		50	$6,819				-348	-55	
	X901007	2.1 - 2 ACH, HRV	1		50	$1,395				116	-3	
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$3,334				-4	-45	
	X901009	2.3 - 0.6 ACH, HRV	2		50	$4,306				-91	-54	
	X9020	HVAC										
	X902001	3.1a - Furnace	1	1	18	$252		$ 252		84	-34	
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,388						
	X902003	3.3a - GSHP	1.5		20	$10,900						
	X902004	3.4 - DHP	1.5		18	$1,530						
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530						
	X902006	3.6a - DHP (15% elec)	2		18	$5,901						
	X902007	4.1 - Deeply buried	1		50							
	X902008	4.2 - HVAC inside	1.5	1	50	$328		$ 328		-356	-32	
	X9030	Hot Water										
	X903001	5.1 - DWR	0.5		50	$437				-76	-23	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640				-18	-27	
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009				28	-39	
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955				
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824						
	X9040	Other										
	X904001	6.1 - Solar pV	1		25	$5,040						
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$505				-722		
	X9050	2018 Compliant Building Cost			50	$1,207						
	X9060	Added Cost			55	$0.75						
	X9070	3ACH & Continuous Insulation		1	50	$1,405		$ 1,405				
	Z	**Other Project Costs**										
	Z10	**One Time - Upfront Costs**		1	50							
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1							

LCCA Results

Small Gas Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 887	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 619	$ 268
Annual Utility Consumption Not Entered Below		-	$ 7,166	$ 321
Sum of Annual Utility Consumption Below		-	(291)	(66)
Total Annual Utility Consumption		-	6,876	255
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ 1.05

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 4,903			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50	$991				-114	-5
	X901002	1.2 - U-.20 Glaze	1		50	$1,454				-160	-12
	X901003	1.3 - 5% UA reduc	0.5	1	50	$955		$ 955		-18	0
	X901004	1.4 - 15% UA reduc	1		50	$1,925				-151	-24
	X901005	1.5 - 22.5% UA reduc	2		50	$2,938				-303	-33
	X901006	1.6 - 30% UA reduc	3		50	$6,819				-348	-55
	X901007	2.1 - 2 ACH, HRV	1		50	$1,395				116	-3
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$3,334				-4	-45
	X901009	2.3 - 0.6 ACH, HRV	2		50	$4,306				-91	-54
	X9020	HVAC									
	X902001	3.1a - Furnace	1	1	18	$252		$ 252		84	-34
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,388					
	X902003	3.3a - GSHP	1.5		20	$10,900					
	X902004	3.4 - DHP	1.5		18	$1,530					
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530					
	X902006	3.6a - DHP (15% elec)	2		18	$5,901					
	X902007	4.1 - Deeply buried	1		50						
	X902008	4.2 - HVAC inside	1.5	1	50	$328		$ 328		-356	-32
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5		50	$437				-76	-23
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640				-18	-27
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009				28	-39
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955			
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824					
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$505				-722	
	X9050	2018 Compliant Building Cost			50	$1,207					
	X9060	Added Cost		1344	55	$1		$ 1,008			
	X9070	3ACH & Continuous Insulation		1	50	$1,405		$ 1,405			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Small Gas Home – Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 1,207	$ 3,895	$ 4,903	$ 1,207	$ 3,895	$ 4,903
2021	$ 2,171	$ 4,788	$ 5,796	$ 965	$ 893	$ 893
2022	$ 3,136	$ 5,681	$ 6,689	$ 965	$ 893	$ 893
2023	$ 4,110	$ 6,584	$ 7,592	$ 975	$ 902	$ 902
2024	$ 5,089	$ 7,491	$ 8,499	$ 979	$ 908	$ 908
2025	$ 6,089	$ 8,420	$ 9,428	$ 1,000	$ 929	$ 929
2026	$ 7,109	$ 9,367	$ 10,375	$ 1,020	$ 947	$ 947
2027	$ 8,134	$ 10,319	$ 11,327	$ 1,024	$ 952	$ 952
2028	$ 9,160	$ 11,274	$ 12,282	$ 1,026	$ 955	$ 955
2029	$ 10,188	$ 12,231	$ 13,239	$ 1,028	$ 957	$ 957
2030	$ 11,238	$ 13,217	$ 14,225	$ 1,051	$ 987	$ 987
2031	$ 12,303	$ 14,218	$ 15,226	$ 1,064	$ 1,001	$ 1,001
2032	$ 13,359	$ 15,213	$ 16,221	$ 1,057	$ 995	$ 995
2033	$ 14,420	$ 16,213	$ 17,221	$ 1,061	$ 1,000	$ 1,000
2034	$ 15,485	$ 17,218	$ 18,226	$ 1,065	$ 1,005	$ 1,005
2035	$ 16,550	$ 19,178	$ 20,186	$ 1,065	$ 1,960	$ 1,960
2036	$ 17,609	$ 20,180	$ 21,188	$ 1,059	$ 1,001	$ 1,001
2037	$ 18,668	$ 21,181	$ 22,189	$ 1,059	$ 1,001	$ 1,001
2038	$ 19,721	$ 22,430	$ 23,438	$ 1,053	$ 1,249	$ 1,249
2039	$ 20,776	$ 23,430	$ 24,438	$ 1,055	$ 1,000	$ 1,000
2040	$ 21,823	$ 24,424	$ 25,432	$ 1,047	$ 994	$ 994
2041	$ 22,873	$ 25,421	$ 26,429	$ 1,049	$ 996	$ 996
2042	$ 23,914	$ 26,411	$ 27,419	$ 1,042	$ 990	$ 990
2043	$ 24,958	$ 27,403	$ 28,411	$ 1,044	$ 993	$ 993
2044	$ 25,993	$ 28,389	$ 29,397	$ 1,036	$ 986	$ 986
2045	$ 27,031	$ 29,378	$ 30,386	$ 1,038	$ 989	$ 989
2046	$ 28,071	$ 30,370	$ 31,378	$ 1,040	$ 992	$ 992
2047	$ 29,113	$ 31,364	$ 32,372	$ 1,042	$ 994	$ 994
2048	$ 30,147	$ 32,352	$ 33,360	$ 1,034	$ 988	$ 988
2049	$ 31,183	$ 33,342	$ 34,350	$ 1,036	$ 990	$ 990
2050	$ 32,213	$ 35,284	$ 36,292	$ 1,030	$ 1,942	$ 1,942
2051	$ 33,244	$ 36,271	$ 37,279	$ 1,030	$ 987	$ 987
2052	$ 34,274	$ 37,259	$ 38,267	$ 1,030	$ 988	$ 988
2053	$ 35,304	$ 38,248	$ 39,256	$ 1,030	$ 989	$ 989
2054	$ 36,335	$ 39,238	$ 40,246	$ 1,030	$ 990	$ 990
2055	$ 37,365	$ 40,229	$ 41,237	$ 1,031	$ 991	$ 991
2056	$ 38,396	$ 41,472	$ 42,480	$ 1,031	$ 1,243	$ 1,243
2057	$ 39,427	$ 42,465	$ 43,473	$ 1,031	$ 992	$ 992
2058	$ 40,457	$ 43,458	$ 44,466	$ 1,031	$ 993	$ 993
2059	$ 41,488	$ 44,452	$ 45,460	$ 1,031	$ 994	$ 994
2060	$ 42,519	$ 45,447	$ 46,455	$ 1,031	$ 995	$ 995
2061	$ 43,550	$ 46,443	$ 47,451	$ 1,031	$ 996	$ 996
2062	$ 44,581	$ 47,439	$ 48,447	$ 1,031	$ 997	$ 997
2063	$ 45,612	$ 48,437	$ 49,445	$ 1,031	$ 997	$ 997
2064	$ 46,643	$ 49,435	$ 50,443	$ 1,031	$ 998	$ 998
2065	$ 47,674	$ 51,389	$ 52,397	$ 1,031	$ 1,954	$ 1,954
2066	$ 48,705	$ 52,389	$ 53,397	$ 1,031	$ 1,000	$ 1,000
2067	$ 49,736	$ 53,390	$ 54,398	$ 1,031	$ 1,001	$ 1,001
2068	$ 50,768	$ 54,391	$ 55,399	$ 1,031	$ 1,002	$ 1,002
2069	$ 51,799	$ 55,394	$ 56,402	$ 1,031	$ 1,002	$ 1,002
2070	$ 52,831	$ 55,704	$ 56,621	$ 1,031	$ 311	$ 219

LCCA Results

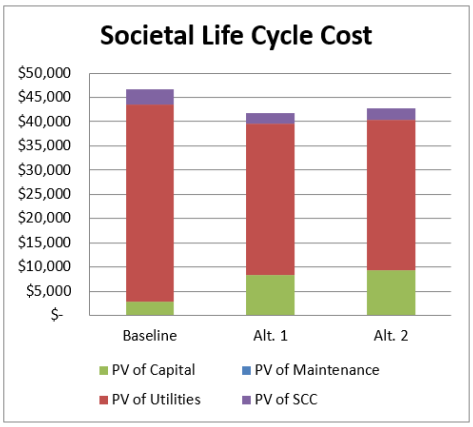
Small Heat Pump Home – Executive Report

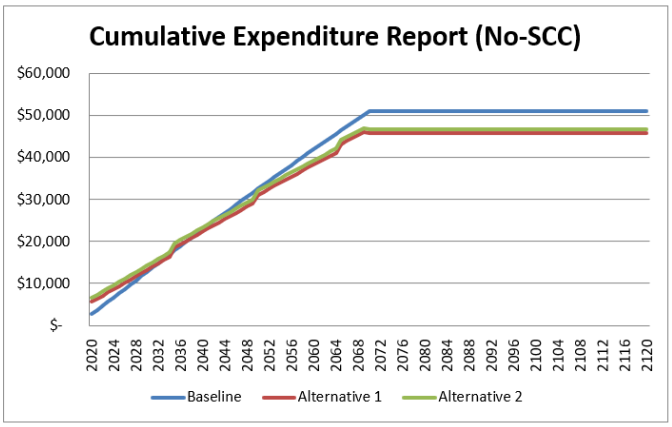
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	1,344
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	1,344
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis		BEST	
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	27.0	20.6	20.6
1st Construction Costs	$ 2,783	$ 5,642	$ 6,650
PV of Capital Costs	$ 2,783	$ 8,378	$ 9,322
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 40,807	$ 31,127	$ 31,127
Total Life Cycle Cost (LCC)	**$ 43,590**	**$ 39,506**	**$ 40,449**
Net Present Savings (NPS)	**N/A**	**$ 4,084**	**$ 3,140**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost		BEST	
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	39	30	30
% CO2e Reduction vs. Baseline	N/A	24%	31%
Present Social Cost of Carbon (SCC)	$ 2,998	$ 2,287	$ 2,287
Total LCC with SCC	**$ 46,588**	**$ 41,793**	**$ 42,736**
NPS with SCC	**N/A**	**$ 4,795**	**$ 3,852**





LCCA Results

Small Heat Pump Home – Baseline Input

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

Total Building Annual Utility Analysis	$ 959	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 959	$ -
Annual Utility Consumption Not Entered Below			10,654	
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	10,654	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2							$ 2,783	Entries Below for Component Specific Utility Anal		
	A	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
x	X9010	Building Envelope									
x	X901001	1.1 - U-.24 Glaze	0.5		50	$991.30				-1,143	
x	X901002	1.2 - U-.20 Glaze	1		50	$1,453.90				-1,192	
x	X901003	1.3 - 5% UA reduc	0.5		50	$955.15				-1,101	
x	X901004	1.4 - 15% UA reduc	1		50	$1,925.40				-1,243	
x	X901005	1.5 - 22.5% UA reduc	1.5		50	$2,937.75				-1,315	
x	X901006	1.6 - 30% UA reduc	2.5		50	$6,819.02				-1,430	
x	X901007	2.1 - 2 ACH, HRV	0.5		50	$1,395.16				-1,059	
x	X901008	2.2 - 1.5 ACH, HRV	1		50	$3,333.70				-283	
x	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$4,305.90				-414	
x	X9020	HVAC									
x	X902001	3.1a - Furnace	1		18	$251.59					
x	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73				-248	
x	X902003	3.3a - GSHP	1.5		20	$10,900.00					
x	X902004	3.4 - DHP	1.5		18	$1,529.78					
x	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78				-371	
x	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
x	X902007	4.1 - Deeply buried	0.5		50	$0.00					
x	X902008	4.2 - HVAC inside	1		50	$327.81				-385	
x	X9030	Hot Water									
x	X903001	5.1 - DWR	0.5		50	$437.08				-260	
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32					
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56					
x	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1,407	
x	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1,536	
x	X9040	Other									
x	X904001	6.1 - Solar pV	1		25	$5,040.00					
x	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-824	
x	X9050	2018 Compliant Building Cost		1	50	$2,782.89		$ 2,783			
x	X9060	Added Cost			55	$0.75					
x	X9070	3ACH & Continuous Insulation			50	$1,405.00					
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Small Heat Pump Home – ALT 1

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 1 Input Page

Note: No Units Assigned to a Component with Entries

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 731	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 731	
Annual Utility Consumption Not Entered Below			10,626	
Sum of Annual Utility Consumption Below		-	(2,499)	-
Total Annual Utility Consumption		-	8,127	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Anal		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 5,642			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50	$991.30				-1143	
	X901002	1.2 - U-.20 Glaze	1	1	50	$1,453.90		$ 1,454		-1192	
	X901003	1.3 - 5% UA reduc	0.5		50	$955.15				-1101	
	X901004	1.4 - 15% UA reduc	1		50	$1,925.40				-1243	
	X901005	1.5 - 22.5% UA reduc	2		50	$2,937.75				-1315	
	X901006	1.6 - 30% UA reduc	3		50	$6,819.02				-1430	
	X901007	2.1 - 2 ACH, HRV	1	1	50	$1,395.16		$ 1,395		-1059	
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$3,333.70				-283	
	X901009	2.3 - 0.6 ACH, HRV	2		50	$4,305.90				-414	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$251.59					
	X902002	3.2a - 9.5 HSPF HP	0.5	1	15	$1,387.73		$ 1,388		-248	
	X902003	3.3a - GSHP	1.5		20	$10,900.00					
	X902004	3.4 - DHP	1.5		18	$1,529.78					
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78				-371	
	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
	X902007	4.1 - Deeply buried	1		50						
	X902008	4.2 - HVAC inside	1.5		50	$327.81				-385	
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5		50	$437.08				-260	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32					
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56					
	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1407	
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1536	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040.00					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-824	
	X9050	2018 Compliant Building Cost			50	$2,782.89					
	X9060	Added Cost			55	$0.75					
	X9070	3ACH & Continuous Insulation		1	50	$1,405.00		$ 1,405			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Small Heat Pump Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 731	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 731	$ -
Annual Utility Consumption Not Entered Below		-	$ 10,626	$ -
Sum of Annual Utility Consumption Below		-	(2,499)	-
Total Annual Utility Consumption		-	8,127	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Anal		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 6,650			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50	$991.30				-1143	
	X901002	1.2 - U-.20 Glaze	1	1	50	$1,453.90		$ 1,454		-1192	
	X901003	1.3 - 5% UA reduc	0.5		50	$955.15				-1101	
	X901004	1.4 - 15% UA reduc	1		50	$1,925.40				-1243	
	X901005	1.5 - 22.5% UA reduc	1.5		50	$2,937.75				-1315	
	X901006	1.6 - 30% UA reduc	2.5		50	$6,819.02				-1430	
	X901007	2.1 - 2 ACH, HRV	0.5	1	50	$1,395.16		$ 1,395		-1059	
	X901008	2.2 - 1.5 ACH, HRV	1		50	$3,333.70				-283	
	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$4,305.90				-414	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$251.59					
	X902002	3.2a - 9.5 HSPF HP	0.5	1	15	$1,387.73		$ 1,388		-248	
	X902003	3.3a - GSHP	1.5		20	$10,900.00					
	X902004	3.4 - DHP	1.5		18	$1,529.78					
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78				-371	
	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
	X902007	4.1 - Deeply buried	0.5		50						
	X902008	4.2 - HVAC inside	1		50	$327.81				-385	
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5		50	$437.08				-260	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32					
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56					
	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1407	
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1536	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040.00					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-824	
	X9050	2018 Compliant Building Cost			50	$2,782.89					
	X9060	Added Cost		1344	55	$0.75		$ 1,008			
	X9070	3ACH & Continuous Insulation		1	50	$1,405.00		$ 1,405			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Small Heat Pump Home – Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 2,783	$ 5,642	$ 6,650	$ 2,783	$ 5,642	$ 6,650
2021	$ 3,752	$ 6,381	$ 7,389	$ 969	$ 739	$ 739
2022	$ 4,721	$ 7,120	$ 8,128	$ 969	$ 739	$ 739
2023	$ 5,699	$ 7,866	$ 8,874	$ 979	$ 747	$ 747
2024	$ 6,678	$ 8,613	$ 9,621	$ 979	$ 747	$ 747
2025	$ 7,677	$ 9,375	$ 10,383	$ 999	$ 762	$ 762
2026	$ 8,696	$ 10,152	$ 11,160	$ 1,019	$ 777	$ 777
2027	$ 9,714	$ 10,929	$ 11,937	$ 1,019	$ 777	$ 777
2028	$ 10,733	$ 11,706	$ 12,714	$ 1,019	$ 777	$ 777
2029	$ 11,752	$ 12,483	$ 13,491	$ 1,019	$ 777	$ 777
2030	$ 12,771	$ 13,260	$ 14,268	$ 1,019	$ 777	$ 777
2031	$ 13,799	$ 14,045	$ 15,053	$ 1,029	$ 785	$ 785
2032	$ 14,818	$ 14,822	$ 15,830	$ 1,019	$ 777	$ 777
2033	$ 15,837	$ 15,599	$ 16,607	$ 1,019	$ 777	$ 777
2034	$ 16,856	$ 16,376	$ 17,384	$ 1,019	$ 777	$ 777
2035	$ 17,874	$ 18,541	$ 19,549	$ 1,019	$ 2,165	$ 2,165
2036	$ 18,883	$ 19,311	$ 20,319	$ 1,009	$ 769	$ 769
2037	$ 19,892	$ 20,080	$ 21,088	$ 1,009	$ 769	$ 769
2038	$ 20,891	$ 20,842	$ 21,850	$ 999	$ 762	$ 762
2039	$ 21,890	$ 21,604	$ 22,612	$ 999	$ 762	$ 762
2040	$ 22,878	$ 22,358	$ 23,366	$ 989	$ 754	$ 754
2041	$ 23,867	$ 23,113	$ 24,121	$ 989	$ 754	$ 754
2042	$ 24,846	$ 23,859	$ 24,867	$ 979	$ 747	$ 747
2043	$ 25,825	$ 24,606	$ 25,614	$ 979	$ 747	$ 747
2044	$ 26,794	$ 25,345	$ 26,353	$ 969	$ 739	$ 739
2045	$ 27,762	$ 26,084	$ 27,092	$ 969	$ 739	$ 739
2046	$ 28,731	$ 26,823	$ 27,831	$ 969	$ 739	$ 739
2047	$ 29,700	$ 27,562	$ 28,570	$ 969	$ 739	$ 739
2048	$ 30,659	$ 28,293	$ 29,301	$ 959	$ 731	$ 731
2049	$ 31,618	$ 29,025	$ 30,033	$ 959	$ 731	$ 731
2050	$ 32,566	$ 31,136	$ 32,144	$ 949	$ 2,112	$ 2,112
2051	$ 33,513	$ 31,858	$ 32,866	$ 947	$ 722	$ 722
2052	$ 34,458	$ 32,579	$ 33,587	$ 945	$ 721	$ 721
2053	$ 35,401	$ 33,298	$ 34,306	$ 943	$ 719	$ 719
2054	$ 36,342	$ 34,016	$ 35,024	$ 941	$ 718	$ 718
2055	$ 37,281	$ 34,732	$ 35,740	$ 939	$ 716	$ 716
2056	$ 38,218	$ 35,447	$ 36,455	$ 937	$ 715	$ 715
2057	$ 39,152	$ 36,160	$ 37,168	$ 935	$ 713	$ 713
2058	$ 40,085	$ 36,871	$ 37,879	$ 933	$ 712	$ 712
2059	$ 41,016	$ 37,582	$ 38,590	$ 931	$ 710	$ 710
2060	$ 41,945	$ 38,290	$ 39,298	$ 929	$ 709	$ 709
2061	$ 42,872	$ 38,997	$ 40,005	$ 927	$ 707	$ 707
2062	$ 43,797	$ 39,703	$ 40,711	$ 925	$ 705	$ 705
2063	$ 44,720	$ 40,407	$ 41,415	$ 923	$ 704	$ 704
2064	$ 45,640	$ 41,109	$ 42,117	$ 921	$ 702	$ 702
2065	$ 46,559	$ 43,198	$ 44,206	$ 919	$ 2,089	$ 2,089
2066	$ 47,476	$ 43,897	$ 44,905	$ 917	$ 699	$ 699
2067	$ 48,391	$ 44,595	$ 45,603	$ 915	$ 698	$ 698
2068	$ 49,304	$ 45,291	$ 46,299	$ 913	$ 696	$ 696
2069	$ 50,215	$ 45,986	$ 46,994	$ 911	$ 695	$ 695
2070	$ 51,124	$ 45,754	$ 46,671	$ 909	$ (232)	$ (323)

LCCA Results

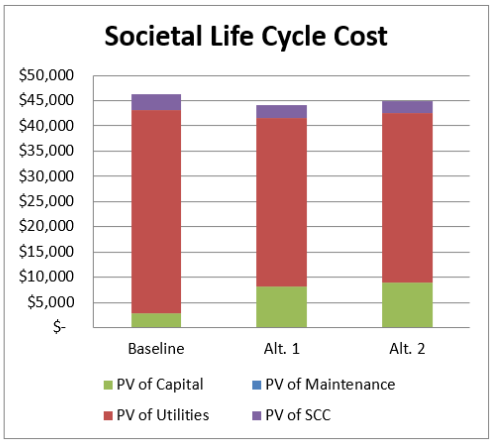
Small Zonal Electric Home – Executive Report

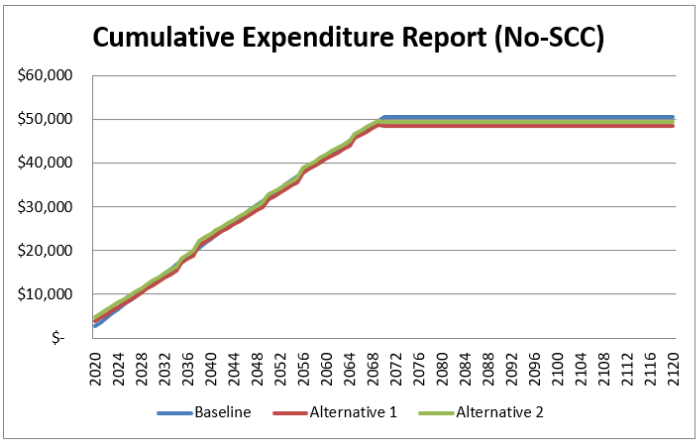
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	1,344
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	1,344
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis		BEST	
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	26.8	22.2	22.2
1st Construction Costs	$ 2,783	$ 3,890	$ 4,898
PV of Capital Costs	$ 2,783	$ 8,073	$ 9,016
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 40,425	$ 33,490	$ 33,490
Total Life Cycle Cost (LCC)	**$ 43,208**	**$ 41,563**	**$ 42,506**
Net Present Savings (NPS)	**N/A**	**$ 1,645**	**$ 702**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost		BEST	
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	39	32	32
% CO2e Reduction vs. Baseline	N/A	17%	21%
Present Social Cost of Carbon (SCC)	$ 2,970	$ 2,461	$ 2,461
Total LCC with SCC	**$ 46,178**	**$ 44,023**	**$ 44,967**
NPS with SCC	**N/A**	**$ 2,155**	**$ 1,212**





LCCA Results

Small Zonal Electric Home – Baseline Input

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

		Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Total Building Annual Utility Analysis	$ 950			
Annual Utility Bill [$]			$ 950	$ -
Annual Utility Consumption Not Entered Below			10,554	
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	10,554	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2							$ 2,783	Entries Below for Component Specific Utility Anal		
	A	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
x	X9010	Building Envelope									
x	X901001	1.1 - U-.24 Glaze	0.5		50	$991.30				-173	
x	X901002	1.2 - U-.20 Glaze	1		50	$1,453.90				-291	
x	X901003	1.3 - 5% UA reduc	0.5		50	$955.15				-94	
x	X901004	1.4 - 15% UA reduc	1		50	$1,925.40				-406	
x	X901005	1.5 - 22.5% UA reduc	1.5		50	$2,937.75				-581	
x	X901006	1.6 - 30% UA reduc	2.5		50	$6,819.02				-821	
x	X901007	2.1 - 2 ACH, HRV	0.5		50	$1,395.16				10	
x	X901008	2.2 - 1.5 ACH, HRV	1		50	$3,333.70				-344	
x	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$4,305.90				-487	
x	X9020	HVAC									
x	X902001	3.1a - Furnace	1		18	$251.59					
x	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73					
x	X902003	3.3a - GSHP	1.5		20	$10,900.00					
x	X902004	3.4 - DHP	1.5		18	$1,529.78				-689	
x	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78					
x	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58				-1,154	
x	X902007	4.1 - Deeply buried	0.5		50	$0.00					
x	X902008	4.2 - HVAC inside	1		50	$327.81					
x	X9030	Hot Water									
x	X903001	5.1 - DWR	0.5		50	$437.08				-247	
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32					
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56					
x	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1,395	
x	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1,512	
x	X9040	Other									
x	X904001	6.1 - Solar pV	1		25	$5,040.00					
x	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-784	
x	X9050	2018 Compliant Building Cost		1	50	$2,782.89		$ 2,783			
x	X9060	Added Cost			55	$0.75					
x	X9070	3ACH & Continuous Insulation			50	$1,405.00					
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Small Zonal Electric Home – ALT 1

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 1 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 787	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 787	
Annual Utility Consumption Not Entered Below			10,827	
Sum of Annual Utility Consumption Below		-	(2,083)	-
Total Annual Utility Consumption		-	8,743	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Anal		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 3,890			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50	$991				-173	
	X901002	1.2 - U-.20 Glaze	1		50	$1,454				-291	
	X901003	1.3 - 5% UA reduc	0.5		50	$955				-94	
	X901004	1.4 - 15% UA reduc	1		50	$1,925				-406	
	X901005	1.5 - 22.5% UA reduc	2		50	$2,938				-581	
	X901006	1.6 - 30% UA reduc	3		50	$6,819				-821	
	X901007	2.1 - 2 ACH, HRV	1		50	$1,395				10	
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$3,334				-344	
	X901009	2.3 - 0.6 ACH, HRV	2		50	$4,306				-487	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$252					
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,388					
	X902003	3.3a - GSHP	1.5		20	$10,900					
	X902004	3.4 - DHP	1.5	1	18	$1,530		$ 1,530		-689	
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530					
	X902006	3.6a - DHP (15% elec)	2		18	$5,901				-1154	
	X902007	4.1 - Deeply buried	1		50						
	X902008	4.2 - HVAC inside	1.5		50	$328					
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5		50	$437				-247	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640					
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009					
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955		-1395	
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824				-1512	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$505				-784	
	X9050	2018 Compliant Building Cost			50	$2,783					
	X9060	Added Cost			55	$1					
	X9070	3ACH & Continuous Insulation		1	50	$1,405		$ 1,405			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Small Zonal Electric Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 787	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 787	
Annual Utility Consumption Not Entered Below		-	$ 10,827	
Sum of Annual Utility Consumption Below		-	(2,083)	-
Total Annual Utility Consumption		-	8,743	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)	A
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy			
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 4,898				
.	**A**	**Substructure**										
	B	**Shell**										
	C	**Interiors**										
	D	**Services**										
	E	**Equipment & Furnishings**										
	F	**Special Construction & Demolition**										
	G	**Building Sitework**										
	X9010	Building Envelope										
	X901001	1.1 - U-.24 Glaze	0.5		50	$991				-173		
	X901002	1.2 - U-.20 Glaze	1		50	$1,454				-291		
	X901003	1.3 - 5% UA reduc	0.5		50	$955				-94		
	X901004	1.4 - 15% UA reduc	1		50	$1,925				-406		
	X901005	1.5 - 22.5% UA reduc	1.5		50	$2,938				-581		
	X901006	1.6 - 30% UA reduc	2.5		50	$6,819				-821		
	X901007	2.1 - 2 ACH, HRV	0.5		50	$1,395				10		
	X901008	2.2 - 1.5 ACH, HRV	1		50	$3,334				-344		
	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$4,306				-487		
	X9020	HVAC										
	X902001	3.1a - Furnace	1		18	$252						
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,388						
	X902003	3.3a - GSHP	1.5		20	$10,900						
	X902004	3.4 - DHP	1.5	1	18	$1,530		$ 1,530		-689		
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530						
	X902006	3.6a - DHP (15% elec)	2		18	$5,901				-1154		
	X902007	4.1 - Deeply buried	0.5		50							
	X902008	4.2 - HVAC inside	1		50	$328						
	X9030	Hot Water										
	X903001	5.1 - DWR	0.5		50	$437				-247		
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640						
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009						
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955		-1395		
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824				-1512		
	X9040	Other										
	X904001	6.1 - Solar pV	1		25	$5,040						
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$505				-784		
	X9050	2018 Compliant Building Cost			50	$2,783						
	X9060	Added Cost		1344	55	$1		$ 1,008				
	X9070	3ACH & Continuous Insulation		1	50	$1,405		$ 1,405				
	Z	**Other Project Costs**										
	Z10	**One Time - Upfront Costs**		1	50							
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1							

LCCA Results

Small Zonal Electric Home– Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 2,783	$ 3,890	$ 4,898	$ 2,783	$ 3,890	$ 4,898
2021	$ 3,743	$ 4,685	$ 5,693	$ 960	$ 795	$ 795
2022	$ 4,702	$ 5,480	$ 6,488	$ 960	$ 795	$ 795
2023	$ 5,672	$ 6,283	$ 7,291	$ 970	$ 803	$ 803
2024	$ 6,642	$ 7,087	$ 8,095	$ 970	$ 803	$ 803
2025	$ 7,631	$ 7,906	$ 8,914	$ 989	$ 820	$ 820
2026	$ 8,640	$ 8,742	$ 9,750	$ 1,009	$ 836	$ 836
2027	$ 9,650	$ 9,579	$ 10,587	$ 1,009	$ 836	$ 836
2028	$ 10,659	$ 10,415	$ 11,423	$ 1,009	$ 836	$ 836
2029	$ 11,668	$ 11,251	$ 12,259	$ 1,009	$ 836	$ 836
2030	$ 12,677	$ 12,087	$ 13,095	$ 1,009	$ 836	$ 836
2031	$ 13,696	$ 12,931	$ 13,939	$ 1,019	$ 844	$ 844
2032	$ 14,706	$ 13,767	$ 14,775	$ 1,009	$ 836	$ 836
2033	$ 15,715	$ 14,603	$ 15,611	$ 1,009	$ 836	$ 836
2034	$ 16,724	$ 15,439	$ 16,447	$ 1,009	$ 836	$ 836
2035	$ 17,733	$ 17,230	$ 18,238	$ 1,009	$ 1,791	$ 1,791
2036	$ 18,733	$ 18,058	$ 19,066	$ 999	$ 828	$ 828
2037	$ 19,732	$ 18,886	$ 19,894	$ 999	$ 828	$ 828
2038	$ 20,721	$ 21,236	$ 22,244	$ 989	$ 2,349	$ 2,349
2039	$ 21,711	$ 22,055	$ 23,063	$ 989	$ 820	$ 820
2040	$ 22,690	$ 22,867	$ 23,875	$ 980	$ 812	$ 812
2041	$ 23,670	$ 23,678	$ 24,686	$ 980	$ 812	$ 812
2042	$ 24,640	$ 24,482	$ 25,490	$ 970	$ 803	$ 803
2043	$ 25,609	$ 25,285	$ 26,293	$ 970	$ 803	$ 803
2044	$ 26,569	$ 26,080	$ 27,088	$ 960	$ 795	$ 795
2045	$ 27,529	$ 26,875	$ 27,883	$ 960	$ 795	$ 795
2046	$ 28,489	$ 27,670	$ 28,678	$ 960	$ 795	$ 795
2047	$ 29,448	$ 28,465	$ 29,473	$ 960	$ 795	$ 795
2048	$ 30,398	$ 29,252	$ 30,260	$ 950	$ 787	$ 787
2049	$ 31,348	$ 30,039	$ 31,047	$ 950	$ 787	$ 787
2050	$ 32,288	$ 31,773	$ 32,781	$ 940	$ 1,734	$ 1,734
2051	$ 33,226	$ 32,550	$ 33,558	$ 938	$ 777	$ 777
2052	$ 34,162	$ 33,326	$ 34,334	$ 936	$ 775	$ 775
2053	$ 35,096	$ 34,099	$ 35,107	$ 934	$ 774	$ 774
2054	$ 36,028	$ 34,872	$ 35,880	$ 932	$ 772	$ 772
2055	$ 36,958	$ 35,642	$ 36,650	$ 930	$ 771	$ 771
2056	$ 37,886	$ 37,941	$ 38,949	$ 928	$ 2,299	$ 2,299
2057	$ 38,812	$ 38,708	$ 39,716	$ 926	$ 767	$ 767
2058	$ 39,737	$ 39,474	$ 40,482	$ 924	$ 766	$ 766
2059	$ 40,659	$ 40,237	$ 41,245	$ 922	$ 764	$ 764
2060	$ 41,579	$ 41,000	$ 42,008	$ 920	$ 762	$ 762
2061	$ 42,497	$ 41,760	$ 42,768	$ 918	$ 761	$ 761
2062	$ 43,413	$ 42,520	$ 43,528	$ 916	$ 759	$ 759
2063	$ 44,328	$ 43,277	$ 44,285	$ 914	$ 757	$ 757
2064	$ 45,240	$ 44,033	$ 45,041	$ 912	$ 756	$ 756
2065	$ 46,150	$ 45,742	$ 46,750	$ 910	$ 1,709	$ 1,709
2066	$ 47,059	$ 46,494	$ 47,502	$ 908	$ 752	$ 752
2067	$ 47,965	$ 47,245	$ 48,253	$ 906	$ 751	$ 751
2068	$ 48,869	$ 47,994	$ 49,002	$ 904	$ 749	$ 749
2069	$ 49,772	$ 48,742	$ 49,750	$ 902	$ 748	$ 748
2070	$ 50,672	$ 48,511	$ 49,428	$ 900	$ (231)	$ (322)

LCCA Results

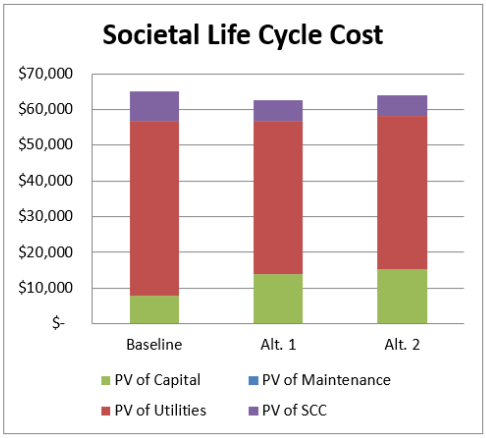
Medium Gas Home – Executive Report

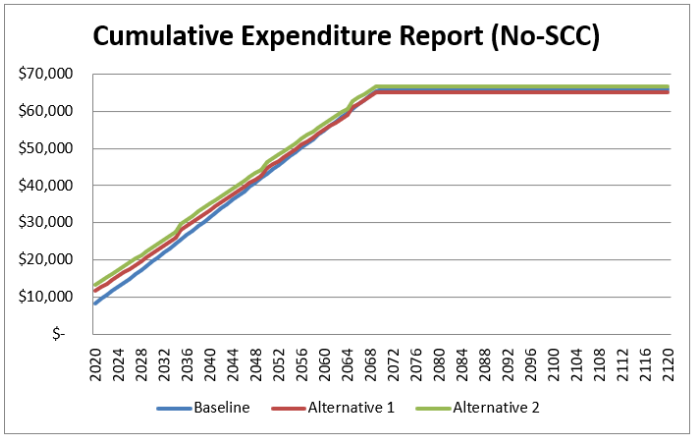
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	2,200
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	2,200
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis		BEST	
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	25.3	20.5	20.5
1st Construction Costs	$ 8,340	$ 11,666	$ 13,316
PV of Capital Costs	$ 7,805	$ 13,763	$ 15,308
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 48,921	$ 42,905	$ 42,905
Total Life Cycle Cost (LCC)	**$ 56,726**	**$ 56,668**	**$ 58,213**
Net Present Savings (NPS)	**N/A**	**$ 58**	**$ (1,486)**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost		BEST	
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	100	72	72
% CO2e Reduction vs. Baseline	N/A	28%	39%
Present Social Cost of Carbon (SCC)	$ 8,249	$ 5,859	$ 5,859
Total LCC with SCC	**$ 64,976**	**$ 62,527**	**$ 64,072**
NPS with SCC	**N/A**	**$ 2,448**	**$ 904**





LCCA Results

Medium Gas Home – Baseline Input

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

		Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Total Building Annual Utility Analysis	$ 1,069			
Annual Utility Bill [$]			$ 806	$ 263
Annual Utility Consumption Not Entered Below			8,958	250
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	8,958	250
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ 1.05

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2							$ 8,340	Entries Below for Component Specific Utility Analy		
	A	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
x	X9010	Building Envelope									
x	X901001	1.1 - U-.24 Glaze	0.5		50	$1,789.84				-292	-5
x	X901002	1.2 - U-.20 Glaze	1		50	$2,625.10				-369	-18
x	X901003	1.3 - 5% UA reduc	0.5		50	$1,270.23				70	2
x	X901004	1.4 - 15% UA reduc	1		50	$3,255.06				-288	-28
x	X901005	1.5 - 22.5% UA reduc	2		50	$4,849.92				-577	-41
x	X901006	1.6 - 30% UA reduc	3		50	$12,094.52				-887	-69
x	X901007	2.1 - 2 ACH, HRV	1		50	$2,283.74				271	-19
x	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$5,456.94				-87	-67
x	X901009	2.3 - 0.6 ACH, HRV	2		50	$7,048.35				-530	-78
x	X9020	HVAC									
x	X902001	3.1a - Furnace	1		18	$251.59				-55	-51
x	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73					
x	X902003	3.3a - GSHP	1.5		20	$10,900.00					
x	X902004	3.4 - DHP	1.5		18	$1,529.78					
x	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78					
x	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
x	X902007	4.1 - Deeply buried	1		50	$0.00					
x	X902008	4.2 - HVAC inside	1.5		50	$327.81				-781	-38
x	X9030	Hot Water									
x	X903001	5.1 - DWR	0.5		50	$437.08				55	-33
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32				-3	-34
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56				-12	-48
x	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1,761	
x	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1,916	
x	X9040	Other									
x	X904001	6.1 - Solar pV	1		25	$5,040.00					
x	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-625	
x	X9050	2018 Compliant Building Cost		1	55	$8,340.00		$ 8,340			
x	X9060	Added Cost			55	$0.75					
x	X906001	3ACH, continuous ins			55	$2,561.00					
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Gas Home – ALT 1

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 1 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 961	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 809	$ 153
Annual Utility Consumption Not Entered Below			8,903	481
Sum of Annual Utility Consumption Below		-	81	(336)
Total Annual Utility Consumption		-	8,984	145
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ 1.05

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 11,666			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50	$1,789.84				-292	-5
	X901002	1.2 - U-.20 Glaze	1		50	$2,625.10				-369	-18
	X901003	1.3 - 5% UA reduc	0.5		50	$1,270.23				70	2
	X901004	1.4 - 15% UA reduc	1		50	$3,255.06				-288	-28
	X901005	1.5 - 22.5% UA reduc	2	1	50	$4,849.92		$ 4,850		-577	-41
	X901006	1.6 - 30% UA reduc	3		50	$12,094.52				-887	-69
	X901007	2.1 - 2 ACH, HRV	1	1	50	$2,283.74		$ 2,284		271	-19
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$5,456.94				-87	-67
	X901009	2.3 - 0.6 ACH, HRV	2		50	$7,048.35				-530	-78
	X9020	HVAC									
	X902001	3.1a - Furnace	1	1	18	$251.59		$ 252		-55	-51
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73					
	X902003	3.3a - GSHP	1.5		20	$10,900.00					
	X902004	3.4 - DHP	1.5		18	$1,529.78					
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78					
	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
	X902007	4.1 - Deeply buried	1		50						
	X902008	4.2 - HVAC inside	1.5	1	50	$327.81		$ 328		-781	-38
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5	1	50	$437.08		$ 437		55	-33
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32				-3	-34
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56				-12	-48
	X903004	5.4 - Tier III HPWH	2	1	15	$955.02		$ 955		1167	-153
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				1099	-156
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040.00					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-625	
	X9050	2018 Compliant Building Cost			55	$8,340.00					
	X9060	Added Cost		1	55	$2,561.00		$ 2,561			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Gas Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 961	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 809	$ 153
Annual Utility Consumption Not Entered Below		-	8,903	481
Sum of Annual Utility Consumption Below		-	81	(336)
Total Annual Utility Consumption		-	8,984	145
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ 1.05

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 13,316			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50	$1,789.84				-292	-5
	X901002	1.2 - U-.20 Glaze	1		50	$2,625.10				-369	-18
	X901003	1.3 - 5% UA reduc	0.5		50	$1,270.23				70	2
	X901004	1.4 - 15% UA reduc	1		50	$3,255.06				-288	-28
	X901005	1.5 - 22.5% UA reduc	2	1	50	$4,849.92		$ 4,850		-577	-41
	X901006	1.6 - 30% UA reduc	3		50	$12,094.52				-887	-69
	X901007	2.1 - 2 ACH, HRV	1	1	50	$2,283.74		$ 2,284		271	-19
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$5,456.94				-87	-67
	X901009	2.3 - 0.6 ACH, HRV	2		50	$7,048.35				-530	-78
	X9020	HVAC									
	X902001	3.1a - Furnace	1	1	18	$251.59		$ 252		-55	-51
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73					
	X902003	3.3a - GSHP	1.5		20	$10,900.00					
	X902004	3.4 - DHP	1.5		18	$1,529.78					
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78					
	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
	X902007	4.1 - Deeply buried	1		50						
	X902008	4.2 - HVAC inside	1.5	1	50	$327.81		$ 328		-781	-38
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5	1	50	$437.08		$ 437		55	-33
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32				-3	-34
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56				-12	-48
	X903004	5.4 - Tier III HPWH	2	1	15	$955.02		$ 955		1167	-153
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				1099	-156
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040.00					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-625.255731	
	X9050	2018 Compliant Building Cost			55	$8,340.00					
	X9060	Added Cost		2200	55	$0.75		$ 1,650			
	X906001	3ACH, continuous ins		1	55	$2,561.00		$ 2,561			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Gas Home – Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 8,340	$ 11,666	$ 13,316	$ 8,340	$ 11,666	$ 13,316
2021	$ 9,417	$ 12,636	$ 14,286	$ 1,077	$ 970	$ 970
2022	$ 10,494	$ 13,605	$ 15,255	$ 1,077	$ 970	$ 970
2023	$ 11,582	$ 14,585	$ 16,235	$ 1,088	$ 980	$ 980
2024	$ 12,676	$ 15,567	$ 17,217	$ 1,093	$ 983	$ 983
2025	$ 13,794	$ 16,571	$ 18,221	$ 1,118	$ 1,004	$ 1,004
2026	$ 14,933	$ 17,595	$ 19,245	$ 1,140	$ 1,024	$ 1,024
2027	$ 16,079	$ 18,622	$ 20,272	$ 1,145	$ 1,027	$ 1,027
2028	$ 17,226	$ 19,650	$ 21,300	$ 1,148	$ 1,028	$ 1,028
2029	$ 18,377	$ 20,680	$ 22,330	$ 1,150	$ 1,030	$ 1,030
2030	$ 19,555	$ 21,727	$ 23,377	$ 1,179	$ 1,046	$ 1,046
2031	$ 20,751	$ 22,786	$ 24,436	$ 1,195	$ 1,059	$ 1,059
2032	$ 21,937	$ 23,837	$ 25,487	$ 1,187	$ 1,051	$ 1,051
2033	$ 23,129	$ 24,891	$ 26,541	$ 1,192	$ 1,054	$ 1,054
2034	$ 24,326	$ 25,948	$ 27,598	$ 1,197	$ 1,057	$ 1,057
2035	$ 25,523	$ 27,960	$ 29,610	$ 1,197	$ 2,012	$ 2,012
2036	$ 26,715	$ 29,010	$ 30,660	$ 1,191	$ 1,050	$ 1,050
2037	$ 27,906	$ 30,060	$ 31,710	$ 1,191	$ 1,050	$ 1,050
2038	$ 29,091	$ 31,355	$ 33,005	$ 1,185	$ 1,295	$ 1,295
2039	$ 30,279	$ 32,400	$ 34,050	$ 1,188	$ 1,045	$ 1,045
2040	$ 31,459	$ 33,436	$ 35,086	$ 1,180	$ 1,036	$ 1,036
2041	$ 32,641	$ 34,474	$ 36,124	$ 1,182	$ 1,038	$ 1,038
2042	$ 33,815	$ 35,503	$ 37,153	$ 1,174	$ 1,029	$ 1,029
2043	$ 34,992	$ 36,534	$ 38,184	$ 1,176	$ 1,031	$ 1,031
2044	$ 36,160	$ 37,557	$ 39,207	$ 1,168	$ 1,022	$ 1,022
2045	$ 37,330	$ 38,581	$ 40,231	$ 1,171	$ 1,024	$ 1,024
2046	$ 38,504	$ 39,606	$ 41,256	$ 1,173	$ 1,026	$ 1,026
2047	$ 39,680	$ 40,633	$ 42,283	$ 1,176	$ 1,027	$ 1,027
2048	$ 40,847	$ 41,652	$ 43,302	$ 1,167	$ 1,019	$ 1,019
2049	$ 42,017	$ 42,672	$ 44,322	$ 1,170	$ 1,020	$ 1,020
2050	$ 43,181	$ 44,640	$ 46,290	$ 1,164	$ 1,968	$ 1,968
2051	$ 44,346	$ 45,653	$ 47,303	$ 1,165	$ 1,013	$ 1,013
2052	$ 45,511	$ 46,665	$ 48,315	$ 1,165	$ 1,012	$ 1,012
2053	$ 46,677	$ 47,677	$ 49,327	$ 1,165	$ 1,012	$ 1,012
2054	$ 47,843	$ 48,688	$ 50,338	$ 1,166	$ 1,011	$ 1,011
2055	$ 49,009	$ 49,699	$ 51,349	$ 1,166	$ 1,011	$ 1,011
2056	$ 50,176	$ 50,961	$ 52,611	$ 1,167	$ 1,262	$ 1,262
2057	$ 51,343	$ 51,971	$ 53,621	$ 1,167	$ 1,010	$ 1,010
2058	$ 52,510	$ 52,980	$ 54,630	$ 1,167	$ 1,009	$ 1,009
2059	$ 53,678	$ 53,989	$ 55,639	$ 1,168	$ 1,009	$ 1,009
2060	$ 54,846	$ 54,998	$ 56,648	$ 1,168	$ 1,008	$ 1,008
2061	$ 56,015	$ 56,006	$ 57,656	$ 1,169	$ 1,008	$ 1,008
2062	$ 57,184	$ 57,013	$ 58,663	$ 1,169	$ 1,007	$ 1,007
2063	$ 58,354	$ 58,020	$ 59,670	$ 1,169	$ 1,007	$ 1,007
2064	$ 59,523	$ 59,027	$ 60,677	$ 1,170	$ 1,007	$ 1,007
2065	$ 60,694	$ 60,988	$ 62,638	$ 1,170	$ 1,961	$ 1,961
2066	$ 61,864	$ 61,993	$ 63,643	$ 1,171	$ 1,006	$ 1,006
2067	$ 63,035	$ 62,998	$ 64,648	$ 1,171	$ 1,005	$ 1,005
2068	$ 64,207	$ 64,003	$ 65,653	$ 1,171	$ 1,005	$ 1,005
2069	$ 65,379	$ 65,007	$ 66,657	$ 1,172	$ 1,004	$ 1,004
2070	$ 65,793	$ 65,085	$ 66,585	$ 414	$ 78	$ (72)

LCCA Results

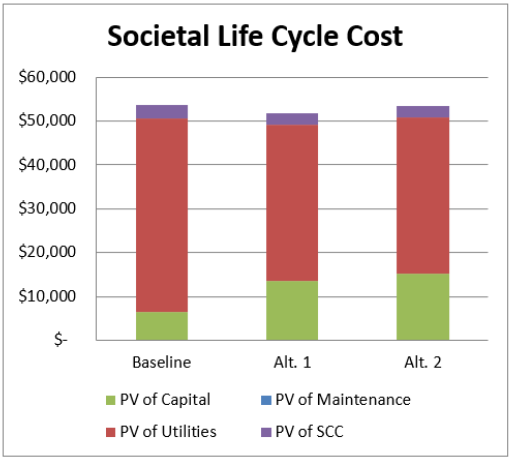
Medium Heat Pump Home – Executive Report

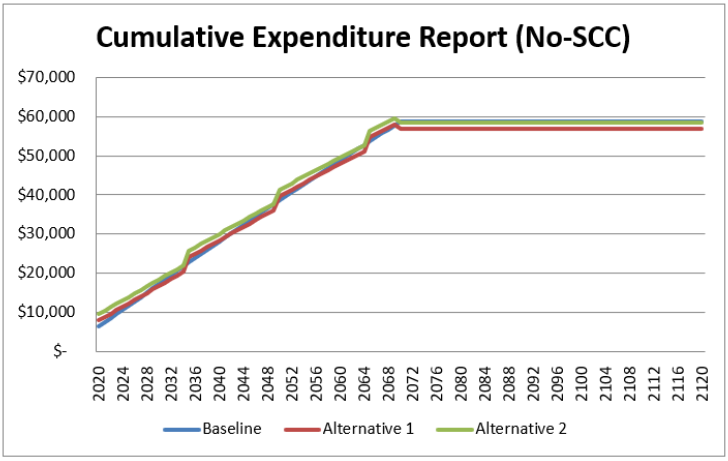
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	2,200
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	2,200
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis		BEST	
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	17.9	14.4	14.4
1st Construction Costs	$ 6,416	$ 7,963	$ 9,613
PV of Capital Costs	$ 6,416	$ 13,579	$ 15,123
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 44,098	$ 35,652	$ 35,652
Total Life Cycle Cost (LCC)	**$ 50,515**	**$ 49,231**	**$ 50,775**
Net Present Savings (NPS)	**N/A**	**$ 1,283**	**$ (261)**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost		BEST	
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	43	35	35
% CO2e Reduction vs. Baseline	N/A	19%	24%
Present Social Cost of Carbon (SCC)	$ 3,240	$ 2,619	$ 2,619
Total LCC with SCC	**$ 53,755**	**$ 51,851**	**$ 53,395**
NPS with SCC	**N/A**	**$ 1,904**	**$ 360**





LCCA Results

Medium Heat Pump Home – Baseline Input

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

		Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Total Building Annual Utility Analysis	$ 1,036			
Annual Utility Bill [$]			$ 1,036	$ -
Annual Utility Consumption Not Entered Below			11,513	
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	11,513	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

SHOW		Uniformat II Elemental Classification for Buildings (Building Component List)	REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
		Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2						$ 6,558	Entries Below for Component Specific Utility Analy		
	A	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
x	X9010	Building Envelope									
x	X901001	1.1 - U-.24 Glaze	0.5		50	$1,789.84				-302	
x	X901002	1.2 - U-.20 Glaze	1		50	$2,625.10				-492	
x	X901003	1.3 - 5% UA reduc	0.5		50	$1,270.23				-59	
x	X901004	1.4 - 15% UA reduc	1		50	$3,255.06				-528	
x	X901005	1.5 - 22.5% UA reduc	1.5		50	$4,849.92				-817	
x	X901006	1.6 - 30% UA reduc	2.5		50	$12,094.52				-1,158	
x	X901007	2.1 - 2 ACH, HRV	0.5		50	$2,283.74				-105	
x	X901008	2.2 - 1.5 ACH, HRV	1		50	$5,456.94				-504	
x	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$7,048.35				-762	
x	X9020	HVAC									
x	X902001	3.1a - Furnace	1		18	$251.59					
x	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73				-328	
x	X902003	3.3a - GSHP	1.5		20	$10,900.00					
x	X902004	3.4 - DHP	1.5		18	$1,529.78					
x	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78				-980	
x	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58					
x	X902007	4.1 - Deeply buried	0.5		50	$0.00					
x	X902008	4.2 - HVAC inside	1		50	$327.81				-666	
x	X9030	Hot Water									
x	X903001	5.1 - DWR	0.5		50	$437.08				-282	
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32					
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56					
x	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1,761	
x	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1,916	
x	X9040	Other									
x	X904001	6.1 - Solar pV	1		25	$5,040.00					
x	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-750	
x	X9050	2018 Compliant Building Cost		1	50	$6,558.39		$ 6,558			
x	X9060	Added Cost			55	$0.75					
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Heat Pump Home – ALT 1

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 1 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 896	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 896	
Annual Utility Consumption Not Entered Below			13,396	
Sum of Annual Utility Consumption Below		-	(3,443)	-
Total Annual Utility Consumption		-	9,953	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)	A
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy			
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 7,181				
.	**A**	**Substructure**										
	B	**Shell**										
	C	**Interiors**										
	D	**Services**										
	E	**Equipment & Furnishings**										
	F	**Special Construction & Demolition**										
	G	**Building Sitework**										
	X9010	Building Envelope										
	X901001	1.1 - U-.24 Glaze	0.5	1	50	$1,789.84		$ 1,790		-301.5926795		
	X901002	1.2 - U-.20 Glaze	1		50	$2,625.10				-492.3861265		
	X901003	1.3 - 5% UA reduc	0.5		50	$1,270.23				-59.11484922		
	X901004	1.4 - 15% UA reduc	1		50	$3,255.06				-528.041402		
	X901005	1.5 - 22.5% UA reduc	2		50	$4,849.92				-817.1943594		
	X901006	1.6 - 30% UA reduc	3		50	$12,094.52				-1157.67213		
	X901007	2.1 - 2 ACH, HRV	1	1	50	$2,283.74		$ 2,284		-104.5804845		
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$5,456.94				-504.2060427		
	X901009	2.3 - 0.6 ACH, HRV	2		50	$7,048.35				-761.9789856		
	X9020	HVAC										
	X902001	3.1a - Furnace	1		18	$251.59						
	X902002	3.2a - 9.5 HSPF HP	0.5	1	15	$1,387.73		$ 1,388		-328.0623131		
	X902003	3.3a - GSHP	1.5		20	$10,900.00						
	X902004	3.4 - DHP	1.5		18	$1,529.78						
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78				-979.6948553		
	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58						
	X902007	4.1 - Deeply buried	1		50							
	X902008	4.2 - HVAC inside	1.5	1	50	$327.81		$ 328		-665.8185187		
	X9030	Hot Water										
	X903001	5.1 - DWR	0.5	1	50	$437.08		$ 437		-281.5676614		
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32						
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56						
	X903004	5.4 - Tier III HPWH	2	1	15	$955.02		$ 955		-1760.941903		
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1916.158669		
	X9040	Other										
	X904001	6.1 - Solar pV	1		25	$5,040.00						
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-750.0634586		
	X9050	2018 Compliant Building Cost			50	$6,558.39						
	X9060	Added Cost			55	$0.75						
	Z	**Other Project Costs**										
	Z10	**One Time - Upfront Costs**		1	50							
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1							

LCCA Results

Medium Heat Pump Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 896	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 896	$ -
Annual Utility Consumption Not Entered Below		-	13,396	-
Sum of Annual Utility Consumption Below		-	(3,443)	-
Total Annual Utility Consumption		-	9,953	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2									Entries Below for Component Specific Utility Ana	
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 8,831			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5	1	50	$1,790		$ 1,790		-302	
	X901002	1.2 - U-.20 Glaze	1		50	$2,625				-492	
	X901003	1.3 - 5% UA reduc	0.5		50	$1,270				-59	
	X901004	1.4 - 15% UA reduc	1		50	$3,255				-528	
	X901005	1.5 - 22.5% UA reduc	1.5		50	$4,850				-817	
	X901006	1.6 - 30% UA reduc	2.5		50	$12,095				-1158	
	X901007	2.1 - 2 ACH, HRV	0.5	1	50	$2,284		$ 2,284		-105	
	X901008	2.2 - 1.5 ACH, HRV	1		50	$5,457				-504	
	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$7,048				-762	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$252					
	X902002	3.2a - 9.5 HSPF HP	0.5	1	15	$1,388		$ 1,388		-328	
	X902003	3.3a - GSHP	1.5		20	$10,900					
	X902004	3.4 - DHP	1.5		18	$1,530					
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530				-980	
	X902006	3.6a - DHP (15% elec)	2		18	$5,901					
	X902007	4.1 - Deeply buried	0.5		50						
	X902008	4.2 - HVAC inside	1	1	50	$328		$ 328		-666	
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5	1	50	$437		$ 437		-282	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640					
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009					
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955		-1761	
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824				-1916	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040					
	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$505				-750	
	X9050	2018 Compliant Building Cost			50	$6,558					
	X9060	Added Cost		2200	55	$1		$ 1,650			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Heat Pump Home – Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 6,558	$ 7,181	$ 8,831	$ 6,558	$ 7,181	$ 8,831
2021	$ 7,605	$ 8,086	$ 9,736	$ 1,047	$ 905	$ 905
2022	$ 8,652	$ 8,992	$ 10,642	$ 1,047	$ 905	$ 905
2023	$ 9,710	$ 9,906	$ 11,556	$ 1,058	$ 914	$ 914
2024	$ 10,768	$ 10,820	$ 12,470	$ 1,058	$ 914	$ 914
2025	$ 11,847	$ 11,754	$ 13,404	$ 1,079	$ 933	$ 933
2026	$ 12,948	$ 12,705	$ 14,355	$ 1,101	$ 952	$ 952
2027	$ 14,049	$ 13,657	$ 15,307	$ 1,101	$ 952	$ 952
2028	$ 15,150	$ 14,609	$ 16,259	$ 1,101	$ 952	$ 952
2029	$ 16,251	$ 15,561	$ 17,211	$ 1,101	$ 952	$ 952
2030	$ 17,352	$ 16,513	$ 18,163	$ 1,101	$ 952	$ 952
2031	$ 18,464	$ 17,474	$ 19,124	$ 1,112	$ 961	$ 961
2032	$ 19,564	$ 18,425	$ 20,075	$ 1,101	$ 952	$ 952
2033	$ 20,665	$ 19,377	$ 21,027	$ 1,101	$ 952	$ 952
2034	$ 21,766	$ 20,329	$ 21,979	$ 1,101	$ 952	$ 952
2035	$ 22,867	$ 23,624	$ 25,274	$ 1,101	$ 3,295	$ 3,295
2036	$ 23,957	$ 24,566	$ 26,216	$ 1,090	$ 942	$ 942
2037	$ 25,048	$ 25,509	$ 27,159	$ 1,090	$ 942	$ 942
2038	$ 26,127	$ 26,442	$ 28,092	$ 1,079	$ 933	$ 933
2039	$ 27,206	$ 27,375	$ 29,025	$ 1,079	$ 933	$ 933
2040	$ 28,275	$ 28,299	$ 29,949	$ 1,069	$ 924	$ 924
2041	$ 29,343	$ 29,222	$ 30,872	$ 1,069	$ 924	$ 924
2042	$ 30,401	$ 30,137	$ 31,787	$ 1,058	$ 914	$ 914
2043	$ 31,459	$ 31,051	$ 32,701	$ 1,058	$ 914	$ 914
2044	$ 32,506	$ 31,957	$ 33,607	$ 1,047	$ 905	$ 905
2045	$ 33,553	$ 32,862	$ 34,512	$ 1,047	$ 905	$ 905
2046	$ 34,600	$ 33,767	$ 35,417	$ 1,047	$ 905	$ 905
2047	$ 35,647	$ 34,672	$ 36,322	$ 1,047	$ 905	$ 905
2048	$ 36,683	$ 35,568	$ 37,218	$ 1,036	$ 896	$ 896
2049	$ 37,719	$ 36,464	$ 38,114	$ 1,036	$ 896	$ 896
2050	$ 38,744	$ 39,693	$ 41,343	$ 1,025	$ 3,229	$ 3,229
2051	$ 39,768	$ 40,577	$ 42,227	$ 1,023	$ 885	$ 885
2052	$ 40,789	$ 41,460	$ 43,110	$ 1,021	$ 883	$ 883
2053	$ 41,808	$ 42,341	$ 43,991	$ 1,019	$ 881	$ 881
2054	$ 42,824	$ 43,220	$ 44,870	$ 1,017	$ 879	$ 879
2055	$ 43,839	$ 44,097	$ 45,747	$ 1,015	$ 877	$ 877
2056	$ 44,851	$ 44,972	$ 46,622	$ 1,012	$ 875	$ 875
2057	$ 45,862	$ 45,846	$ 47,496	$ 1,010	$ 873	$ 873
2058	$ 46,870	$ 46,717	$ 48,367	$ 1,008	$ 872	$ 872
2059	$ 47,876	$ 47,587	$ 49,237	$ 1,006	$ 870	$ 870
2060	$ 48,879	$ 48,455	$ 50,105	$ 1,004	$ 868	$ 868
2061	$ 49,881	$ 49,321	$ 50,971	$ 1,002	$ 866	$ 866
2062	$ 50,881	$ 50,185	$ 51,835	$ 999	$ 864	$ 864
2063	$ 51,878	$ 51,047	$ 52,697	$ 997	$ 862	$ 862
2064	$ 52,873	$ 51,908	$ 53,558	$ 995	$ 860	$ 860
2065	$ 53,866	$ 55,109	$ 56,759	$ 993	$ 3,201	$ 3,201
2066	$ 54,857	$ 55,965	$ 57,615	$ 991	$ 857	$ 857
2067	$ 55,846	$ 56,820	$ 58,470	$ 989	$ 855	$ 855
2068	$ 56,832	$ 57,673	$ 59,323	$ 987	$ 853	$ 853
2069	$ 57,816	$ 58,524	$ 60,174	$ 984	$ 851	$ 851
2070	$ 58,799	$ 57,811	$ 59,311	$ 982	$ (713)	$ (863)

LCCA Results

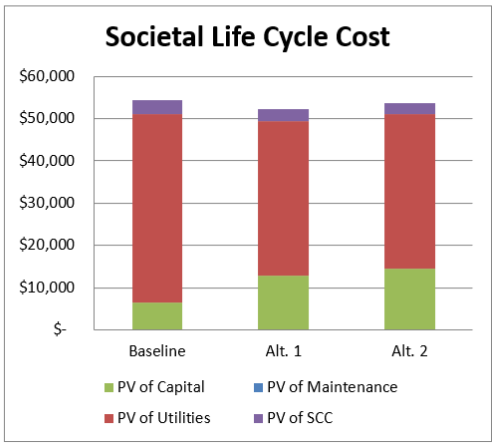
Medium Zonal Electric Home – Executive Report

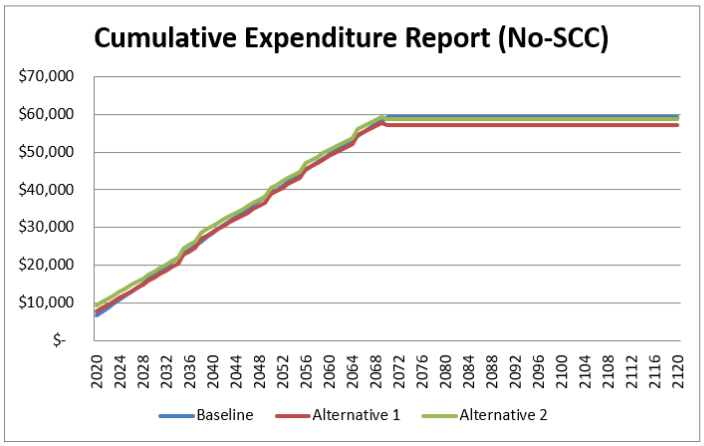
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	2,200
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	2,200
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis		BEST	
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	18.0	14.8	14.8
1st Construction Costs	$ 6,558	$ 7,778	$ 9,428
PV of Capital Costs	$ 6,558	$ 12,956	$ 14,500
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 44,513	$ 36,544	$ 36,544
Total Life Cycle Cost (LCC)	**$ 51,072**	**$ 49,500**	**$ 51,044**
Net Present Savings (NPS)	**N/A**	**$ 1,572**	**$ 27**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost		BEST	
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	43	35	35
% CO2e Reduction vs. Baseline	N/A	18%	22%
Present Social Cost of Carbon (SCC)	$ 3,271	$ 2,685	$ 2,685
Total LCC with SCC	**$ 54,342**	**$ 52,185**	**$ 53,729**
NPS with SCC	**N/A**	**$ 2,157**	**$ 613**





LCCA Results

Medium Zonal Electric Home – Baseline Input

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

		Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Total Building Annual Utility Analysis	$ 1,046			
Annual Utility Bill [$]			$ 1,046	$ -
Annual Utility Consumption Not Entered Below			11,621	
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	11,621	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

SHOW		Uniformat II Elemental Classification for Buildings (Building Component List)	REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
		Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2						$ 6,558	Entries Below for Component Specific Utility Analy		
	A	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
x	X9010	Building Envelope									
x	X901001	1.1 - U-.24 Glaze	0.5		50	$1,789.84				-348	
x	X901002	1.2 - U-.20 Glaze	1		50	$2,625.10				-597	
x	X901003	1.3 - 5% UA reduc	0.5		50	$1,270.23				-122	
x	X901004	1.4 - 15% UA reduc	1		50	$3,255.06				-648	
x	X901005	1.5 - 22.5% UA reduc	1.5		50	$4,849.92				-1,015	
x	X901006	1.6 - 30% UA reduc	2.5		50	$12,094.52				-1,456	
x	X901007	2.1 - 2 ACH, HRV	0.5		50	$2,283.74				-111	
x	X901008	2.2 - 1.5 ACH, HRV	1		50	$5,456.94				-664	
x	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$7,048.35				-997	
x	X9020	HVAC									
x	X902001	3.1a - Furnace	1		18	$251.59					
x	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,387.73					
x	X902003	3.3a - GSHP	1.5		20	$10,900.00					
x	X902004	3.4 - DHP	1.5		18	$1,529.78				-1,129	
x	X902005	3.5a - 11.0 HSPF HP	1		15	$1,529.78					
x	X902006	3.6a - DHP (15% elec)	2		18	$5,900.58				-2,185	
x	X902007	4.1 - Deeply buried	0.5		50	$0.00					
x	X902008	4.2 - HVAC inside	1		50	$327.81					
x	X9030	Hot Water									
x	X903001	5.1 - DWR	0.5		50	$437.08				-318	
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$640.32					
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,008.56					
x	X903004	5.4 - Tier III HPWH	2		15	$955.02				-1,790	
x	X903005	5.5 - CO2 HPWH	2.5		15	$3,824.45				-1,941	
x	X9040	Other									
x	X904001	6.1 - Solar pV	1		25	$5,040.00					
x	X904002	7.1 - ES Appl+ventless Dryer	0.5		15	$504.83				-776	
x	X9050	2018 Compliant Building Cost		1	50	$6,558.39		$ 6,558			
x	X9060	Added Cost			55	$0.75					
x	X9070	3ACH & Continuous Insulation			50	$2,561.00					
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Zonal Electric Home – ALT 1

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 1 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 859	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 859	
Annual Utility Consumption Not Entered Below			13,901	
Sum of Annual Utility Consumption Below		-	(4,360)	-
Total Annual Utility Consumption		-	9,541	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Analy		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 7,778			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5	1	50	$1,790		$ 1,790		-348	
	X901002	1.2 - U-.20 Glaze	1		50	$2,625				-597	
	X901003	1.3 - 5% UA reduc	0.5		50	$1,270				-122	
	X901004	1.4 - 15% UA reduc	1		50	$3,255				-648	
	X901005	1.5 - 22.5% UA reduc	2		50	$4,850				-1015	
	X901006	1.6 - 30% UA reduc	3		50	$12,095				-1456	
	X901007	2.1 - 2 ACH, HRV	1		50	$2,284				-111	
	X901008	2.2 - 1.5 ACH, HRV	1.5		50	$5,457				-664	
	X901009	2.3 - 0.6 ACH, HRV	2		50	$7,048				-997	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$252					
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,388					
	X902003	3.3a - GSHP	1.5		20	$10,900					
	X902004	3.4 - DHP	1.5	1	18	$1,530		$ 1,530		-1129	
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530					
	X902006	3.6a - DHP (15% elec)	2		18	$5,901				-2185	
	X902007	4.1 - Deeply buried	1		50						
	X902008	4.2 - HVAC inside	1.5		50	$328					
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5	1	50	$437		$ 437		-318	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640					
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009					
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955		-1790	
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824				-1941	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040					
	X904002	7.1 - ES Appl+ventless Dryer	0.5	1	15	$505		$ 505		-776	
	X9050	2018 Compliant Building Cost			50	$6,558					
	X9060	Added Cost			55	$0.75					
	X9070	3ACH & Continuous Insulation		1	50	$2,561		$ 2,561			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Zonal Electric Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 859	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 859	
Annual Utility Consumption Not Entered Below		-	13,901	
Sum of Annual Utility Consumption Below		-	(4,360)	-
Total Annual Utility Consumption		-	9,541	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Anal		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 9,428			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5	1	50	$1,790		$ 1,790		-348	
	X901002	1.2 - U-.20 Glaze	1		50	$2,625				-597	
	X901003	1.3 - 5% UA reduc	0.5		50	$1,270				-122	
	X901004	1.4 - 15% UA reduc	1		50	$3,255				-648	
	X901005	1.5 - 22.5% UA reduc	1.5		50	$4,850				-1015	
	X901006	1.6 - 30% UA reduc	2.5		50	$12,095				-1456	
	X901007	2.1 - 2 ACH, HRV	0.5		50	$2,284				-111	
	X901008	2.2 - 1.5 ACH, HRV	1		50	$5,457				-664	
	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$7,048				-997	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$252					
	X902002	3.2a - 9.5 HSPF HP	0.5		15	$1,388					
	X902003	3.3a - GSHP	1.5		20	$10,900					
	X902004	3.4 - DHP	1.5	1	18	$1,530		$ 1,530		-1129	
	X902005	3.5a - 11.0 HSPF HP	1		15	$1,530					
	X902006	3.6a - DHP (15% elec)	2		18	$5,901				-2185	
	X902007	4.1 - Deeply buried	0.5		50						
	X902008	4.2 - HVAC inside	1		50	$328					
	X9030	Hot Water									
	X903001	5.1 - DWR	0.5	1	50	$437		$ 437		-318	
	X903002	5.2 - 0.80 gas DHW	0.5		15	$640					
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$1,009					
	X903004	5.4 - Tier III HPWH	2	1	15	$955		$ 955		-1790	
	X903005	5.5 - CO2 HPWH	2.5		15	$3,824				-1941	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040					
	X904002	7.1 - ES Appl+ventless Dryer	0.5	1	15	$505		$ 505		-776	
	X9050	2018 Compliant Building Cost			50	$6,558					
	X9060	Added Cost		2200	55	$0.75		$ 1,650			
	X9070	3ACH & Continuous Insulation		1	50	$2,561		$ 2,561			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Medium Zonal Electric Home– Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 6,558	$ 7,778	$ 9,428	$ 6,558	$ 7,778	$ 9,428
2021	$ 7,615	$ 8,645	$ 10,295	$ 1,057	$ 868	$ 868
2022	$ 8,672	$ 9,513	$ 11,163	$ 1,057	$ 868	$ 868
2023	$ 9,740	$ 10,389	$ 12,039	$ 1,068	$ 877	$ 877
2024	$ 10,807	$ 11,266	$ 12,916	$ 1,068	$ 877	$ 877
2025	$ 11,897	$ 12,160	$ 13,810	$ 1,090	$ 894	$ 894
2026	$ 13,008	$ 13,073	$ 14,723	$ 1,111	$ 912	$ 912
2027	$ 14,120	$ 13,985	$ 15,635	$ 1,111	$ 912	$ 912
2028	$ 15,231	$ 14,897	$ 16,547	$ 1,111	$ 912	$ 912
2029	$ 16,342	$ 15,810	$ 17,460	$ 1,111	$ 912	$ 912
2030	$ 17,453	$ 16,722	$ 18,372	$ 1,111	$ 912	$ 912
2031	$ 18,576	$ 17,643	$ 19,293	$ 1,122	$ 921	$ 921
2032	$ 19,687	$ 18,556	$ 20,206	$ 1,111	$ 912	$ 912
2033	$ 20,798	$ 19,468	$ 21,118	$ 1,111	$ 912	$ 912
2034	$ 21,909	$ 20,380	$ 22,030	$ 1,111	$ 912	$ 912
2035	$ 23,021	$ 22,753	$ 24,403	$ 1,111	$ 2,372	$ 2,372
2036	$ 24,121	$ 23,656	$ 25,306	$ 1,100	$ 903	$ 903
2037	$ 25,222	$ 24,559	$ 26,209	$ 1,100	$ 903	$ 903
2038	$ 26,311	$ 26,984	$ 28,634	$ 1,090	$ 2,424	$ 2,424
2039	$ 27,401	$ 27,878	$ 29,528	$ 1,090	$ 894	$ 894
2040	$ 28,479	$ 28,764	$ 30,414	$ 1,079	$ 886	$ 886
2041	$ 29,558	$ 29,649	$ 31,299	$ 1,079	$ 886	$ 886
2042	$ 30,625	$ 30,526	$ 32,176	$ 1,068	$ 877	$ 877
2043	$ 31,693	$ 31,402	$ 33,052	$ 1,068	$ 877	$ 877
2044	$ 32,750	$ 32,270	$ 33,920	$ 1,057	$ 868	$ 868
2045	$ 33,807	$ 33,137	$ 34,787	$ 1,057	$ 868	$ 868
2046	$ 34,864	$ 34,005	$ 35,655	$ 1,057	$ 868	$ 868
2047	$ 35,920	$ 34,873	$ 36,523	$ 1,057	$ 868	$ 868
2048	$ 36,966	$ 35,731	$ 37,381	$ 1,046	$ 859	$ 859
2049	$ 38,012	$ 36,590	$ 38,240	$ 1,046	$ 859	$ 859
2050	$ 39,047	$ 38,900	$ 40,550	$ 1,035	$ 2,310	$ 2,310
2051	$ 40,080	$ 39,747	$ 41,397	$ 1,033	$ 848	$ 848
2052	$ 41,111	$ 40,594	$ 42,244	$ 1,031	$ 846	$ 846
2053	$ 42,139	$ 41,438	$ 43,088	$ 1,028	$ 844	$ 844
2054	$ 43,166	$ 42,281	$ 43,931	$ 1,026	$ 843	$ 843
2055	$ 44,190	$ 43,121	$ 44,771	$ 1,024	$ 841	$ 841
2056	$ 45,212	$ 45,490	$ 47,140	$ 1,022	$ 2,369	$ 2,369
2057	$ 46,231	$ 46,327	$ 47,977	$ 1,020	$ 837	$ 837
2058	$ 47,249	$ 47,163	$ 48,813	$ 1,018	$ 835	$ 835
2059	$ 48,264	$ 47,996	$ 49,646	$ 1,015	$ 834	$ 834
2060	$ 49,278	$ 48,828	$ 50,478	$ 1,013	$ 832	$ 832
2061	$ 50,289	$ 49,658	$ 51,308	$ 1,011	$ 830	$ 830
2062	$ 51,298	$ 50,486	$ 52,136	$ 1,009	$ 828	$ 828
2063	$ 52,304	$ 51,313	$ 52,963	$ 1,007	$ 826	$ 826
2064	$ 53,309	$ 52,138	$ 53,788	$ 1,005	$ 825	$ 825
2065	$ 54,311	$ 54,420	$ 56,070	$ 1,002	$ 2,283	$ 2,283
2066	$ 55,311	$ 55,241	$ 56,891	$ 1,000	$ 821	$ 821
2067	$ 56,309	$ 56,061	$ 57,711	$ 998	$ 819	$ 819
2068	$ 57,305	$ 56,878	$ 58,528	$ 996	$ 818	$ 818
2069	$ 58,299	$ 57,694	$ 59,344	$ 994	$ 816	$ 816
2070	$ 59,290	$ 57,195	$ 58,695	$ 991	$ (499)	$ (649)

LCCA Results

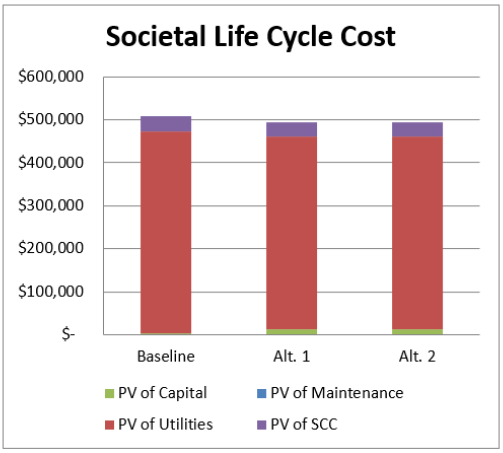
Multifamily Zonal Electric Home – Executive Report

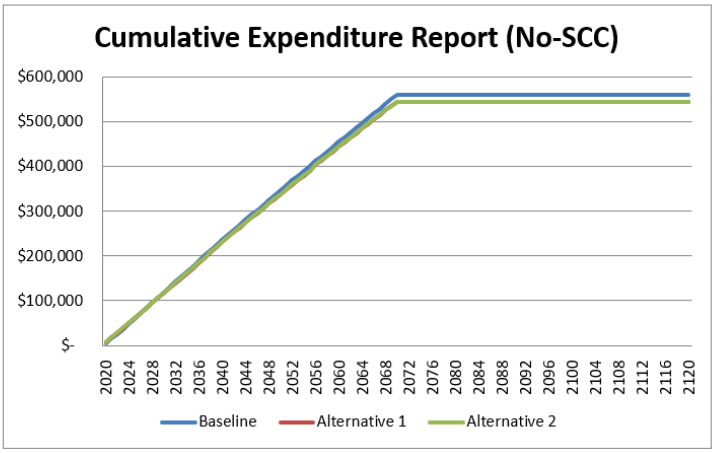
Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	820
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	820
Maintenance Escalation	1.00%	Space Efficiency	100.0%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	0	Building Type	0

Life Cycle Cost Analysis		BEST	
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	510.6	487.2	487.2
1st Construction Costs	$ 3,911	$ 7,224	$ 7,839
PV of Capital Costs	$ 3,911	$ 12,450	$ 13,026
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 469,980	$ 448,485	$ 448,485
Total Life Cycle Cost (LCC)	**$ 473,890**	**$ 460,935**	**$ 461,511**
Net Present Savings (NPS)	**N/A**	**$ 12,955**	**$ 12,379**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost		BEST	
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	455	434	434
% CO2e Reduction vs. Baseline	N/A	5%	5%
Present Social Cost of Carbon (SCC)	$ 34,531	$ 32,951	$ 32,951
Total LCC with SCC	**$ 508,421**	**$ 493,887**	**$ 494,462**
NPS with SCC	**N/A**	**$ 14,534**	**$ 13,959**





LCCA Results

Multifamily Zonal Electric Home – Baseline Input

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Baseline Input Page

Open Primary Filter and Click OK to Re-filter

☑ Show All Entered Units (Requires Re-Filter)

Total Building Annual Utility Analysis	$ 11,043	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 11,043	$ -
Annual Utility Consumption Not Entered Below			122,700	
Sum of Annual Utility Consumption Below		-	-	-
Total Annual Utility Consumption		-	122,700	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2							$ 3,911	Entries Below for Component Specific Utility Analy		
	A	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
x	X9010	Building Envelope									
x	X901001	1.1 - U-.24 Glaze	0.5		50	$0.00				-132	
x	X901002	1.2 - U-.20 Glaze	1		50	$887.05				-263	
x	X901003	1.3 - 5% UA reduc	---		50	$173.23				34	
x	X901004	1.4 - 15% UA reduc	1		50	$946.79				-223	
x	X901005	1.5 - 22.5% UA reduc	1.5		50	$1,382.85				-420	
x	X901006	1.6 - 30% UA reduc	2		50	$3,779.14				-555	
x	X901007	2.1 - 2 ACH, HRV	0.5		50	$851.21				-329	
x	X901008	2.2 - 1.5 ACH, HRV	1		50	$2,033.95				-642	
x	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$2,627.11				-934	
x	X9020	HVAC									
x	X902001	3.1a - Furnace	1		18	$251.59					
x	X902002	3.2a - 9.5 HSPF HP	---		15	$0.00					
x	X902003	3.3a - GSHP	1		20	$0.00					
x	X902004	3.4 - DHP	2		18	$3,059.56				41	
x	X902005	3.5a - 11.0 HSPF HP	---		15	$0.00					
x	X902006	3.6a - DHP (15% elec)	3		18	$5,244.96				-740	
x	X902007	4.1 - Deeply buried	0.5		50	$0.00					
x	X902008	4.2 - HVAC inside	---		50	$0.00					
x	X9030	Hot Water									
x	X903001	5.1 - DWR	---		50	$504.83				-182	
x	X903002	5.2 - 0.80 gas DHW	0.5		15	$0.00					
x	X903003	5.3 - 0.91 gas DHW, GSHP	1		15	$0.00					
x	X903004	5.4 - Tier III HPWH	2.5		15	$318.34				-973	
x	X903005	5.5 - CO2 HPWH	3		15	$1,274.82				-1,055	
x	X9040	Other									
x	X904001	6.1 - Solar pV	1		25	$5,040.00					
x	X904002	7.1 - ES Appl+ventless Dryer	1.5		15	$504.83				-629	
x	X9050	2018 Compliant Building Cost		1	50	$3,910.77		$ 3,911			
x	X9060	Added Cost			55	$0.75					
x	X9070	3ACH & Continuous Insulation			50	$865.00					
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Multifamily Zonal Electric Home – ALT 1

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 1 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 10,538	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 10,538	
Annual Utility Consumption Not Entered Below			118,885	
Sum of Annual Utility Consumption Below		-	(1,797)	-
Total Annual Utility Consumption		-	117,088	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Anal		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 7,224			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50					-132	
	X901002	1.2 - U-.20 Glaze	1		50	$887.05				-263	
	X901003	1.3 - 5% UA reduc	---		50	$173.23				34	
	X901004	1.4 - 15% UA reduc	1	1	50	$946.79		$ 947		-223	
	X901005	1.5 - 22.5% UA reduc	1.5		50	$1,382.85				-420	
	X901006	1.6 - 30% UA reduc	2		50	$3,779.14				-555	
	X901007	2.1 - 2 ACH, HRV	0.5		50	$851.21				-329	
	X901008	2.2 - 1.5 ACH, HRV	1	1	50	$2,033.95		$ 2,034		-642	
	X901009	2.3 - 0.6 ACH, HRV	1.5		50	$2,627.11				-934	
	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$251.59					
	X902002	3.2a - 9.5 HSPF HP	---		15						
	X902003	3.3a - GSHP	1		20						
	X902004	3.4 - DHP	2	1	18	$3,059.56		$ 3,060		41	
	X902005	3.5a - 11.0 HSPF HP	---		15						
	X902006	3.6a - DHP (15% elec)	3		18	$5,244.96				-740	
	X902007	4.1 - Deeply buried	0.5		50						
	X902008	4.2 - HVAC inside	---		50						
	X9030	Hot Water									
	X903001	5.1 - DWR	---		50	$504.83				-182	
	X903002	5.2 - 0.80 gas DHW	0.5		15						
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15						
	X903004	5.4 - Tier III HPWH	2.5	1	15	$318.34		$ 318		-973	
	X903005	5.5 - CO2 HPWH	3		15	$1,274.82				-1055	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040.00					
	X904002	7.1 - ES Appl+ventless Dryer	1.5		15	$504.83				-629	
	X9050	2018 Compliant Building Cost			50	$3,910.77					
	X9060	Added Cost			55	$0.75					
	X9070	3ACH & Continuous Insulation		1	50	$865.00		$ 865			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Multifamily Zonal Electric Home – ALT 2

<- Primary Filter (Requires Level 1)

Office of Financial Management
Olympia, Washington - Version: 2020-A
Life Cycle Cost Analysis Tool

Alternative 2 Input Page

Open Primary Filter and Click OK to Re-filter

- ○ Manual Special Selection Only (Requires Refilter)
- ◉ Show Baseline Fields and Entered Units (Requires Refilter)
- ○ Show Differences Between Alternative and Baseline (Req. Refilter)

Total Building Annual Utility Analysis	$ 10,538	Water (CCF)	Electricity (KWH)	Natural Gas (Therms)
Annual Utility Bill [$]			$ 10,538	
Annual Utility Consumption Not Entered Below		-	118,885	
Sum of Annual Utility Consumption Below		-	(1,797)	-
Total Annual Utility Consumption		-	117,088	-
Annual Utility Bill ÷ Total Utility Consumption		$ -	$ 0.09	$ -

Note: No Units Assigned to a Component with Entries

SHOW	Uniformat II Elemental Classification for Buildings (Building Component List)		REF	# of Units	Useful Life (Yrs.)	Installed Cost ($/Unit)	1st Year Maintenance Cost ($/Unit)	Total Component Installed Cost ($'s)	Annual Water (CCF/Unit)	Annual Electricity (KWH/Unit)	Annual Natural Gas (Therm/Unit)
	Primary Entries Below: # of Units must be > 0 to be counted; Useful Life must be >= 2								Entries Below for Component Specific Utility Anal		
	Match Baseline: Filter to Select All & Drag Copy O14:S14 & U14:AG14							$ 7,839			
.	**A**	**Substructure**									
	B	**Shell**									
	C	**Interiors**									
	D	**Services**									
	E	**Equipment & Furnishings**									
	F	**Special Construction & Demolition**									
	G	**Building Sitework**									
	X9010	Building Envelope									
	X901001	1.1 - U-.24 Glaze	0.5		50					-132	
	X901002	1.2 - U-.20 Glaze	1		50	$887.05				-263	
	X901003	1.3 - 5% UA reduc	---		50	$173.23				34	
	X901004	1.4 - 15% UA reduc	1	1	50	$946.79		$ 947		-223	
	X901005	1.5 - 22.5% UA reduc	1.5		50	$1,382.85				-420	
	X901006	1.6 - 30% UA reduc	2		50	$3,779.14				-555	
	X901007	2.1 - 2 ACH, HRV	0.5		50	$851.21				-329	
	X901008	2.2 - 1.5 ACH, HRV	1	1	50	$2,033.95		$ 2,034		-642	
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	X9020	HVAC									
	X902001	3.1a - Furnace	1		18	$251.59					
	X902002	3.2a - 9.5 HSPF HP	---		15						
	X902003	3.3a - GSHP	1		20						
	X902004	3.4 - DHP	2	1	18	$3,059.56		$ 3,060		41	
	X902005	3.5a - 11.0 HSPF HP	---		15						
	X902006	3.6a - DHP (15% elec)	3		18	$5,244.96				-740	
	X902007	4.1 - Deeply buried	0.5		50						
	X902008	4.2 - HVAC inside	---		50						
	X9030	Hot Water									
	X903001	5.1 - DWR	---		50	$504.83				-182	
	X903002	5.2 - 0.80 gas DHW	0.5		15						
	X903003	5.3 - 0.91 gas DHW, GSHP	1		15						
	X903004	5.4 - Tier III HPWH	2.5	1	15	$318.34		$ 318		-973	
	X903005	5.5 - CO2 HPWH	3		15	$1,274.82				-1055	
	X9040	Other									
	X904001	6.1 - Solar pV	1		25	$5,040.00					
	X904002	7.1 - ES Appl+ventless Dryer	1.5		15	$504.83				-629	
	X9050	2018 Compliant Building Cost			50	$3,910.77					
	X9060	Added Cost		820	55	$0.75		$ 615			
	X9070	3ACH & Continuous Insulation		1	50	$865.00		$ 865			
	Z	**Other Project Costs**									
	Z10	**One Time - Upfront Costs**		1	50						
	Z30	**Re-Occurring Annual Cost (Track Inflation)**		1	1						

LCCA Results

Multifamily Zonal Electric Home– Expenditure Report

Expenditure Report Page In Constant 2020 $'s

	Cumulative Expenditure Summary			Annual Expenditure Summary		
Year	Baseline	Alt. 1	Alt. 2	Baseline	Alt. 1	Alt. 2
2020	$ 3,911	$ 7,224	$ 7,839	$ 3,911	$ 7,224	$ 7,839
2021	$ 15,069	$ 17,871	$ 18,486	$ 11,158	$ 10,648	$ 10,648
2022	$ 26,227	$ 28,519	$ 29,134	$ 11,158	$ 10,648	$ 10,648
2023	$ 37,500	$ 39,277	$ 39,892	$ 11,273	$ 10,757	$ 10,757
2024	$ 48,773	$ 50,034	$ 50,649	$ 11,273	$ 10,757	$ 10,757
2025	$ 60,276	$ 61,011	$ 61,626	$ 11,503	$ 10,977	$ 10,977
2026	$ 72,009	$ 72,208	$ 72,823	$ 11,733	$ 11,197	$ 11,197
2027	$ 83,742	$ 83,404	$ 84,019	$ 11,733	$ 11,197	$ 11,197
2028	$ 95,476	$ 94,601	$ 95,216	$ 11,733	$ 11,197	$ 11,197
2029	$ 107,209	$ 105,797	$ 106,412	$ 11,733	$ 11,197	$ 11,197
2030	$ 118,942	$ 116,994	$ 117,609	$ 11,733	$ 11,197	$ 11,197
2031	$ 130,790	$ 128,300	$ 128,915	$ 11,848	$ 11,306	$ 11,306
2032	$ 142,523	$ 139,497	$ 140,112	$ 11,733	$ 11,197	$ 11,197
2033	$ 154,257	$ 150,693	$ 151,308	$ 11,733	$ 11,197	$ 11,197
2034	$ 165,990	$ 161,890	$ 162,505	$ 11,733	$ 11,197	$ 11,197
2035	$ 177,723	$ 173,405	$ 174,020	$ 11,733	$ 11,515	$ 11,515
2036	$ 189,341	$ 184,492	$ 185,107	$ 11,618	$ 11,087	$ 11,087
2037	$ 200,959	$ 195,579	$ 196,194	$ 11,618	$ 11,087	$ 11,087
2038	$ 212,462	$ 209,615	$ 210,230	$ 11,503	$ 14,037	$ 14,037
2039	$ 223,966	$ 220,592	$ 221,207	$ 11,503	$ 10,977	$ 10,977
2040	$ 235,354	$ 231,459	$ 232,074	$ 11,388	$ 10,867	$ 10,867
2041	$ 246,742	$ 242,327	$ 242,942	$ 11,388	$ 10,867	$ 10,867
2042	$ 258,015	$ 253,084	$ 253,699	$ 11,273	$ 10,757	$ 10,757
2043	$ 269,288	$ 263,842	$ 264,457	$ 11,273	$ 10,757	$ 10,757
2044	$ 280,446	$ 274,489	$ 275,104	$ 11,158	$ 10,648	$ 10,648
2045	$ 291,604	$ 285,137	$ 285,752	$ 11,158	$ 10,648	$ 10,648
2046	$ 302,762	$ 295,785	$ 296,400	$ 11,158	$ 10,648	$ 10,648
2047	$ 313,920	$ 306,433	$ 307,048	$ 11,158	$ 10,648	$ 10,648
2048	$ 324,963	$ 316,970	$ 317,585	$ 11,043	$ 10,538	$ 10,538
2049	$ 336,006	$ 327,508	$ 328,123	$ 11,043	$ 10,538	$ 10,538
2050	$ 346,934	$ 338,255	$ 338,870	$ 10,928	$ 10,747	$ 10,747
2051	$ 357,839	$ 348,661	$ 349,276	$ 10,905	$ 10,406	$ 10,406
2052	$ 368,721	$ 359,045	$ 359,660	$ 10,882	$ 10,384	$ 10,384
2053	$ 379,580	$ 369,408	$ 370,023	$ 10,859	$ 10,362	$ 10,362
2054	$ 390,416	$ 379,748	$ 380,363	$ 10,836	$ 10,340	$ 10,340
2055	$ 401,229	$ 390,067	$ 390,682	$ 10,813	$ 10,318	$ 10,318
2056	$ 412,019	$ 403,423	$ 404,038	$ 10,790	$ 13,356	$ 13,356
2057	$ 422,786	$ 413,697	$ 414,312	$ 10,767	$ 10,275	$ 10,275
2058	$ 433,529	$ 423,950	$ 424,565	$ 10,744	$ 10,253	$ 10,253
2059	$ 444,250	$ 434,180	$ 434,795	$ 10,721	$ 10,231	$ 10,231
2060	$ 454,948	$ 444,389	$ 445,004	$ 10,698	$ 10,209	$ 10,209
2061	$ 465,623	$ 454,575	$ 455,190	$ 10,675	$ 10,187	$ 10,187
2062	$ 476,275	$ 464,740	$ 465,355	$ 10,652	$ 10,165	$ 10,165
2063	$ 486,904	$ 474,883	$ 475,498	$ 10,629	$ 10,143	$ 10,143
2064	$ 497,510	$ 485,004	$ 485,619	$ 10,606	$ 10,121	$ 10,121
2065	$ 508,093	$ 495,421	$ 496,036	$ 10,583	$ 10,417	$ 10,417
2066	$ 518,653	$ 505,498	$ 506,113	$ 10,560	$ 10,077	$ 10,077
2067	$ 529,189	$ 515,553	$ 516,168	$ 10,537	$ 10,055	$ 10,055
2068	$ 539,703	$ 525,586	$ 526,201	$ 10,514	$ 10,033	$ 10,033
2069	$ 550,194	$ 535,597	$ 536,212	$ 10,491	$ 10,011	$ 10,011
2070	$ 560,662	$ 544,694	$ 545,253	$ 10,468	$ 9,097	$ 9,041