

Office of Financial Management  
 Olympia, Washington - Version: 2016-A  
 Life Cycle Cost Analysis Tool  
**Executive Report**

Project Information	
Project:	BIAW Proposal
Address:	IBC Existing Amendment 429.2, ,
Company:	Building Industry Association of WA
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Key Analysis Variables		Building Characteristics	
Study Period (years)	50	Gross (Sq.Ft)	0
Nominal Discount Rate	3.46%	Useable (Sq.Ft)	0
Maintenance Escalation	1.00%	Space Efficiency	
Zero Year (Current Year)	2024	Project Phase	0
Construction Years	0	Building Type	0

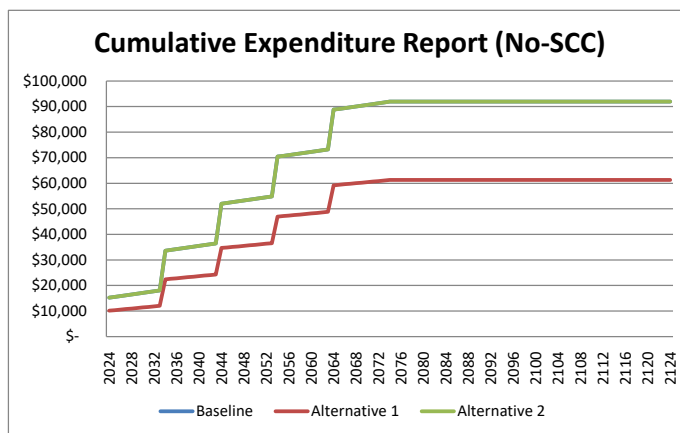
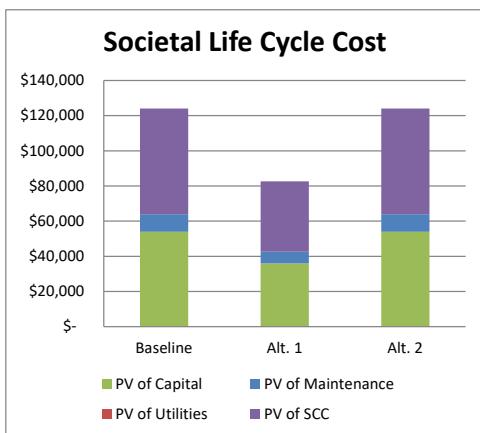
Life Cycle Cost Analysis		BEST		
Alternative	Baseline	Alt. 1	Alt. 2	
Energy Use Intensity (kBtu/sq.ft)	#DIV/0!	#DIV/0!	#DIV/0!	
1st Construction Costs	\$ 15,253	\$ 10,169	\$ 15,253	
PV of Capital Costs	\$ 53,956	\$ 35,971	\$ 53,956	
PV of Maintenance Costs	\$ 9,994	\$ 6,663	\$ 9,994	
PV of Utility Costs	\$ -	\$ -	\$ -	
<b>Total Life Cycle Cost (LCC)</b>	<b>\$ 63,950</b>	<b>\$ 42,633</b>	<b>\$ 63,950</b>	
<b>Net Present Savings (NPS)</b>	<b>N/A</b>	<b>\$ 21,317</b>	<b>\$ -</b>	

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	902	601	902	
% CO2e Reduction vs. Baseline	N/A	33%	0%	
Present Social Cost of Carbon (SCC)	\$ 60,060	\$ 40,040	\$ 60,060	
<b>Total LCC with SCC</b>	<b>\$ 124,010</b>	<b>\$ 82,673</b>	<b>\$ 124,010</b>	
<b>NPS with SCC</b>	<b>N/A</b>	<b>\$ 41,337</b>	<b>\$ -</b>	

**Warning: OFM Assigned Variables Not Used**

**MAJOR ERROR ON:**                      **Base**                      **Alt. 1**                      **Alt. 2**



<b>Baseline Short Description</b>
<b>Alternative 1 Short Description</b>
<b>Alternative 2 Short Description</b>