

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

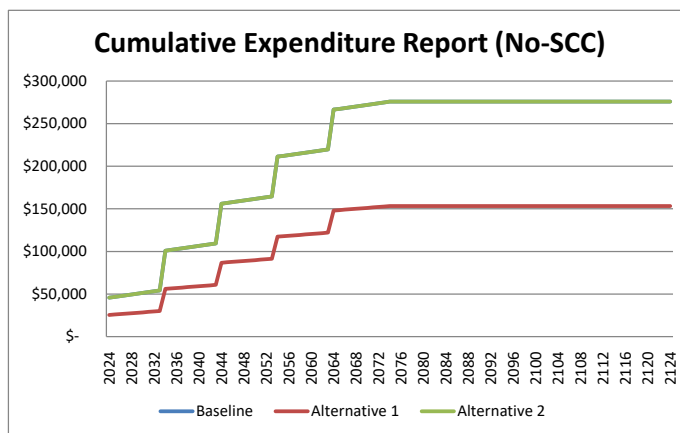
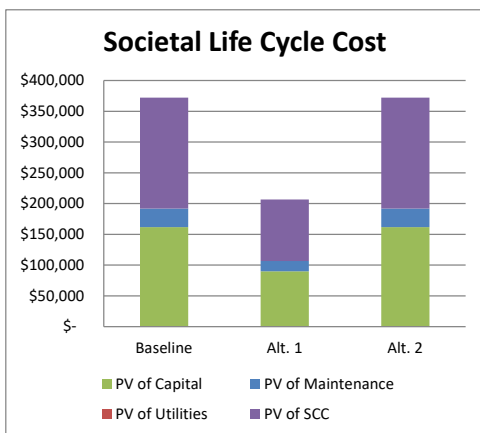
Life Cycle Cost Analysis		BEST		
Alternative	Baseline	Alt. 1	Alt. 2	
Energy Use Intensity (kBtu/sq.ft)	#DIV/0!	#DIV/0!	#DIV/0!	
1st Construction Costs	\$ 45,760	\$ 25,422	\$ 45,760	
PV of Capital Costs	\$ 161,868	\$ 89,927	\$ 161,868	
PV of Maintenance Costs	\$ 29,982	\$ 16,656	\$ 29,982	
PV of Utility Costs	\$ -	\$ -	\$ -	
Total Life Cycle Cost (LCC)	\$ 191,849	\$ 106,583	\$ 191,849	
Net Present Savings (NPS)	N/A	\$ 85,266	\$ -	

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	2,706	1,503	2,706	
% CO2e Reduction vs. Baseline	N/A	44%	0%	
Present Social Cost of Carbon (SCC)	\$ 180,181	\$ 100,100	\$ 180,181	
Total LCC with SCC	\$ 372,030	\$ 206,683	\$ 372,030	
NPS with SCC	N/A	\$ 165,347	\$ -	

Warning: OFM Assigned Variables Not Used

MAJOR ERROR ON: Base Alt. 1 Alt. 2



Baseline Short Description
Alternative 1 Short Description
Alternative 2 Short Description