

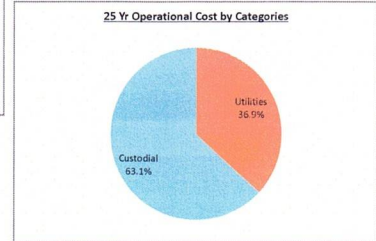
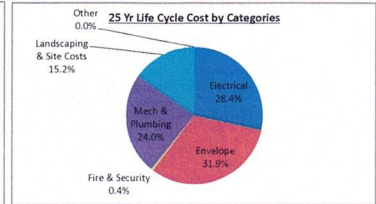
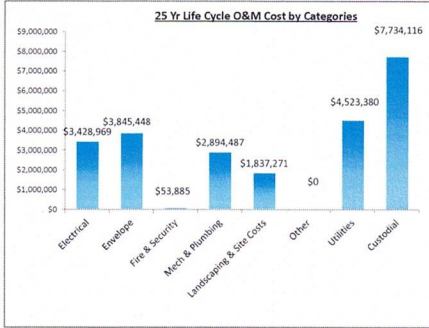


Life Cycle O&M Costs [25 yrs]		
O&M Items	[\$]	[\$/GSF]
Electrical	\$3,428,969	\$47.0
Envelope	\$3,845,448	\$52.7
Fire & Security	\$53,885	\$0.7
Mech & Plumbing	\$2,894,487	\$39.7
Landscaping & Site Costs	\$1,837,271	\$25.2
Other	\$0	\$0.0
Total Life Cycle Costs	\$12,060,060	\$165.3

Operational Costs [25 yrs]		
O&M Items (Utilities and Custodial)	[\$]	[\$/GSF]
Utilities	\$4,523,380	\$62.0
Custodial	\$7,734,116	\$106.0
Total	\$12,257,496	\$168.0

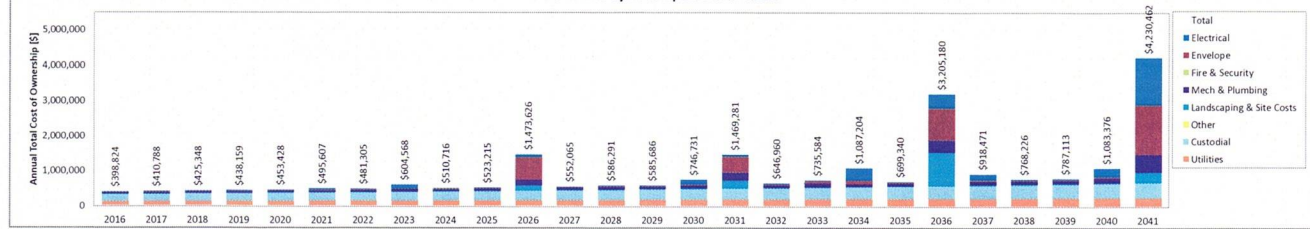
Incentives		
	[\$]	[\$/GSF]
Total Incentives	\$0	\$0.0

Summary		
	[\$]	[\$/GSF]
Construction Cost¹	\$51,806,538	\$710.2
New Construction Cost	\$51,806,538	\$710.2
Total Cost of Ownership²	\$76,124,094	\$1,043.5



¹ Tall with the 100% Construction Documents
² (w/ Utilities & Custodial Costs)

25 Yr Life Cycle & Operational Costs



25 Yr Maintenance Fund Breakdown

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
General Maintenance Fund	\$80,885	\$83,312	\$88,047	\$90,739	\$95,585	\$98,346	\$101,670	\$125,883	\$107,961	\$108,378	\$198,679	\$111,964	\$132,986	\$118,783	\$140,429	\$215,508	\$136,762	\$143,963	\$154,999	\$141,833	\$361,432	\$157,094	\$142,850	\$142,976	\$201,102	\$138,621
Capital Replacement Fund	\$-	\$-	\$-	\$-	\$-	\$28,683	\$-	\$87,661	\$-	\$-	\$847,665	\$-	\$-	\$-	\$125,392	\$758,436	\$-	\$66,117	\$390,754	\$-	\$2,269.5	\$169,918	\$16,173	\$16,658	\$235,970	\$3,426.1

25 Yr Operational and Maintenance Cost Breakdown by Specification Section

