

Scenario A: 1% SAVINGS INCENTIVE for each 1% REDUCTION.  
No State Percentages above 100%.

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics.  
M&O baseline is project cost times 2% per year for systemics (capital maintenance) plus 2% per year for routine M&O (heat, cool, custodial, routine-emergent-preventive maintenance, grounds maint, etc.)

Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			E + B	.45F x G unless G>100% then .45F	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100%	D-M unless G>100% then D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	51.00%	\$ 22,720,500	\$ (220,500)	-0.98%	\$ 135,000	\$ (85,500)	\$ 21,829,500	\$ 670,500	2.98%	\$ 135,000	\$ 270,000	\$ 1,075,500	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	97.00%	\$ 43,213,500	\$ (13,500)	-0.03%	\$ 259,200	\$ 245,700	\$ 1,336,500	\$ 463,500	25.75%	\$ 10,800	\$ 270,000	\$ 744,300	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	55.45%	\$ 22,458,465	\$ (2,004,615)	-9.80%	\$ 1,227,231	\$ (777,384)	\$ 18,041,535	\$ 6,504,615	26.50%	\$ 1,472,769	\$ 2,700,000	\$ 10,677,384	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	70.00%	\$ 25,200,000	\$ (2,700,000)	-12.00%	\$ 2,700,000	\$ -	\$ 10,800,000	\$ 11,700,000	52.00%	\$ 2,700,000	\$ 5,400,000	\$ 19,800,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	80.00%	\$ 25,200,000	\$ (2,700,000)	-12.00%	\$ 4,050,000	\$ 1,350,000	\$ 6,300,000	\$ 16,200,000	72.00%	\$ 4,050,000	\$ 8,100,000	\$ 28,350,000	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	106.00%	\$ 40,500,000	\$ 2,700,000	6.25%	\$ 2,592,000	\$ 5,292,000	\$ -	\$ 1,800,000	100.00%	\$ 108,000	\$ 2,700,000	\$ 4,608,000	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	116.00%	\$ 36,000,000	\$ 7,200,000	16.67%	\$ 5,184,000	\$ 12,384,000	\$ -	\$ 1,800,000	100.00%	\$ 216,000	\$ 5,400,000	\$ 7,416,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	126.00%	\$ 31,500,000	\$ 11,700,000	27.08%	\$ 7,776,000	\$ 19,476,000	\$ -	\$ 1,800,000	100.00%	\$ 324,000	\$ 8,100,000	\$ 10,224,000	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	60.00%	\$ 24,300,000	\$ (1,800,000)	-8.00%	\$ 1,350,000	\$ (450,000)	\$ 16,200,000	\$ 6,300,000	28.00%	\$ 1,350,000	\$ 2,700,000	\$ 10,350,000	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	70.00%	\$ 28,350,000	\$ (1,350,000)	-5.00%	\$ 1,620,000	\$ 270,000	\$ 12,150,000	\$ 5,850,000	32.50%	\$ 1,080,000	\$ 2,700,000	\$ 9,630,000	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	80.00%	\$ 32,400,000	\$ (900,000)	-2.86%	\$ 1,890,000	\$ 990,000	\$ 8,100,000	\$ 5,400,000	40.00%	\$ 810,000	\$ 2,700,000	\$ 8,910,000	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	90.00%	\$ 36,450,000	\$ (450,000)	-1.25%	\$ 2,160,000	\$ 1,710,000	\$ 4,050,000	\$ 4,950,000	55.00%	\$ 540,000	\$ 2,700,000	\$ 8,190,000	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	100.00%	\$ 40,500,000	\$ -	0.00%	\$ 2,430,000	\$ 2,430,000	\$ -	\$ 4,500,000	100.00%	\$ 270,000	\$ 2,700,000	\$ 7,470,000	\$ 9,900,000

Scenario A - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio										Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;								
56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000

150M GSF x \$379/sf = \$ 56,000,000,000 <--Estimated total Statewide school facilities portfolio replacement value

Scenario A - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .					
State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
65%	1%	\$554,400,000	4%	30	\$1,798,139,580
65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

Scenario B: 3/4% SAVINGS INCENTIVE for each 1% REDUCTION.  
No State Percentages above 100%.

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics.  
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Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			E(.75)+B	.45F x G unless G>100% then .45F	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100%	D-M unless G>100% then D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .F5E x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	50.75%	\$ 22,609,125	\$ (109,125)	-0.48%	\$ 135,000	\$ 25,875	\$ 21,940,875	\$ 559,125	2.48%	\$ 135,000	\$ 270,000	\$ 964,125	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	96.75%	\$ 43,102,125	\$ 97,875	0.23%	\$ 259,200	\$ 357,075	\$ 1,447,875	\$ 352,125	19.56%	\$ 10,800	\$ 270,000	\$ 632,925	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	52.95%	\$ 21,445,965	\$ (992,115)	-4.85%	\$ 1,227,231	\$ 235,116	\$ 19,054,035	\$ 5,492,115	22.37%	\$ 1,472,769	\$ 2,700,000	\$ 9,664,884	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	65.00%	\$ 23,400,000	\$ (900,000)	-4.00%	\$ 2,700,000	\$ 1,800,000	\$ 12,600,000	\$ 9,900,000	44.00%	\$ 2,700,000	\$ 5,400,000	\$ 18,000,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	72.50%	\$ 22,837,500	\$ (337,500)	-1.50%	\$ 4,050,000	\$ 3,712,500	\$ 8,662,500	\$ 13,837,500	61.50%	\$ 4,050,000	\$ 8,100,000	\$ 25,987,500	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	103.50%	\$ 40,500,000	\$ 2,700,000	6.25%	\$ 2,592,000	\$ 5,292,000	\$ -	\$ 1,800,000	100.00%	\$ 108,000	\$ 2,700,000	\$ 4,608,000	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	111.00%	\$ 36,000,000	\$ 7,200,000	16.67%	\$ 5,184,000	\$ 12,384,000	\$ -	\$ 1,800,000	100.00%	\$ 216,000	\$ 5,400,000	\$ 7,416,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	118.50%	\$ 31,500,000	\$ 11,700,000	27.08%	\$ 7,776,000	\$ 19,476,000	\$ -	\$ 1,800,000	100.00%	\$ 324,000	\$ 8,100,000	\$ 10,224,000	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	57.50%	\$ 23,287,500	\$ (787,500)	-3.50%	\$ 1,350,000	\$ 562,500	\$ 17,212,500	\$ 5,287,500	23.50%	\$ 1,350,000	\$ 2,700,000	\$ 9,337,500	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	67.50%	\$ 27,337,500	\$ (337,500)	-1.25%	\$ 1,620,000	\$ 1,282,500	\$ 13,162,500	\$ 4,837,500	26.88%	\$ 1,080,000	\$ 2,700,000	\$ 8,617,500	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	77.50%	\$ 31,387,500	\$ 112,500	0.36%	\$ 1,890,000	\$ 2,002,500	\$ 9,112,500	\$ 4,387,500	32.50%	\$ 810,000	\$ 2,700,000	\$ 7,897,500	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	87.50%	\$ 35,437,500	\$ 562,500	1.56%	\$ 2,160,000	\$ 2,722,500	\$ 5,062,500	\$ 3,937,500	43.75%	\$ 540,000	\$ 2,700,000	\$ 7,177,500	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	97.50%	\$ 39,487,500	\$ 1,012,500	2.50%	\$ 2,430,000	\$ 3,442,500	\$ 1,012,500	\$ 3,487,500	77.50%	\$ 270,000	\$ 2,700,000	\$ 6,457,500	\$ 9,900,000

Scenario B - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio										Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;								
56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000

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65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

Scenario C: 3/4% SAVINGS INCENTIVE for each 1% REDUCTION (except, for LEAs with state share of 89% or more, a 1% savings incentive up to 100%).  
No State Percentages above 100%.

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics.  
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Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			E(mod)+B	.45F x G unless G>100% then .45F	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100%	D-M unless G>100% then D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	50.75%	\$ 22,609,125	\$ (109,125)	-0.48%	\$ 135,000	\$ 25,875	\$ 21,940,875	\$ 559,125	2.48%	\$ 135,000	\$ 270,000	\$ 964,125	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	97.00%	\$ 43,213,500	\$ (13,500)	-0.03%	\$ 259,200	\$ 245,700	\$ 1,336,500	\$ 463,500	25.75%	\$ 10,800	\$ 270,000	\$ 744,300	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	52.95%	\$ 21,445,965	\$ (992,115)	-4.85%	\$ 1,227,231	\$ 235,116	\$ 19,054,035	\$ 5,492,115	22.37%	\$ 1,472,769	\$ 2,700,000	\$ 9,664,884	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	65.00%	\$ 23,400,000	\$ (900,000)	-4.00%	\$ 2,700,000	\$ 1,800,000	\$ 12,600,000	\$ 9,900,000	44.00%	\$ 2,700,000	\$ 5,400,000	\$ 18,000,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	72.50%	\$ 22,837,500	\$ (337,500)	-1.50%	\$ 4,050,000	\$ 3,712,500	\$ 8,662,500	\$ 13,837,500	61.50%	\$ 4,050,000	\$ 8,100,000	\$ 25,987,500	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	106.00%	\$ 40,500,000	\$ 2,700,000	6.25%	\$ 2,592,000	\$ 5,292,000	\$ -	\$ 1,800,000	100.00%	\$ 108,000	\$ 2,700,000	\$ 4,608,000	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	116.00%	\$ 36,000,000	\$ 7,200,000	16.67%	\$ 5,184,000	\$ 12,384,000	\$ -	\$ 1,800,000	100.00%	\$ 216,000	\$ 5,400,000	\$ 7,416,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	126.00%	\$ 31,500,000	\$ 11,700,000	27.08%	\$ 7,776,000	\$ 19,476,000	\$ -	\$ 1,800,000	100.00%	\$ 324,000	\$ 8,100,000	\$ 10,224,000	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	57.50%	\$ 23,287,500	\$ (787,500)	-3.50%	\$ 1,350,000	\$ 562,500	\$ 17,212,500	\$ 5,287,500	23.50%	\$ 1,350,000	\$ 2,700,000	\$ 9,337,500	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	67.50%	\$ 27,337,500	\$ (337,500)	-1.25%	\$ 1,620,000	\$ 1,282,500	\$ 13,162,500	\$ 4,837,500	26.88%	\$ 1,080,000	\$ 2,700,000	\$ 8,617,500	\$ 9,900,000
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\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	100.00%	\$ 40,500,000	\$ -	0.00%	\$ 2,430,000	\$ 2,430,000	\$ -	\$ 4,500,000	100.00%	\$ 270,000	\$ 2,700,000	\$ 7,470,000	\$ 9,900,000

Scenario C - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio										Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;								
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56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
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Scenario C - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .					
State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
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77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

Scenario D: 3/4% SAVINGS INCENTIVE for each 1% REDUCTION (except, for LEAs with state share of 89% or more, a 1% savings incentive up to 100%) PLUS 1/2% ADDITIONAL SAVINGS for reductions of 30% or more. No State Percentages above 100%.

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics. M&O baseline is project cost times 2% per year for systemics (capital maintenance) plus 2% per year for routine M&O (heat, cool, custodial, routine-emergent-preventive maintenance, grounds maint, etc.)

Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			E(mod)+B	.45F x G unless G>100% then .45F	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100%	D-M unless G>100% then D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	50.7500%	\$ 22,609,125	\$ (109,125)	-0.48%	\$ 135,000	\$ 25,875	\$ 21,940,875	\$ 559,125	2.48%	\$ 135,000	\$ 270,000	\$ 964,125	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	97.00%	\$ 43,213,500	\$ (13,500)	-0.03%	\$ 259,200	\$ 245,700	\$ 1,336,500	\$ 463,500	25.75%	\$ 10,800	\$ 270,000	\$ 744,300	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	52.95%	\$ 21,445,965	\$ (992,115)	-4.85%	\$ 1,227,231	\$ 235,116	\$ 19,054,035	\$ 5,492,115	22.37%	\$ 1,472,769	\$ 2,700,000	\$ 9,664,884	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	65.00%	\$ 23,400,000	\$ (900,000)	-4.00%	\$ 2,700,000	\$ 1,800,000	\$ 12,600,000	\$ 9,900,000	44.00%	\$ 2,700,000	\$ 5,400,000	\$ 18,000,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	87.50%	\$ 27,562,500	\$ (5,062,500)	-22.50%	\$ 4,050,000	\$ (1,012,500)	\$ 3,937,500	\$ 18,562,500	82.50%	\$ 4,050,000	\$ 8,100,000	\$ 30,712,500	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	106.00%	\$ 40,500,000	\$ 2,700,000	6.25%	\$ 2,592,000	\$ 5,292,000	\$ -	\$ 1,800,000	100.00%	\$ 108,000	\$ 2,700,000	\$ 4,608,000	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	116.00%	\$ 36,000,000	\$ 7,200,000	16.67%	\$ 5,184,000	\$ 12,384,000	\$ -	\$ 1,800,000	100.00%	\$ 216,000	\$ 5,400,000	\$ 7,416,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	141.00%	\$ 31,500,000	\$ 11,700,000	27.08%	\$ 7,776,000	\$ 19,476,000	\$ -	\$ 1,800,000	100.00%	\$ 324,000	\$ 8,100,000	\$ 10,224,000	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	57.50%	\$ 23,287,500	\$ (787,500)	-3.50%	\$ 1,350,000	\$ 562,500	\$ 17,212,500	\$ 5,287,500	23.50%	\$ 1,350,000	\$ 2,700,000	\$ 9,337,500	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	67.50%	\$ 27,337,500	\$ (337,500)	-1.25%	\$ 1,620,000	\$ 1,282,500	\$ 13,162,500	\$ 4,837,500	26.88%	\$ 1,080,000	\$ 2,700,000	\$ 8,617,500	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	77.50%	\$ 31,387,500	\$ 112,500	0.36%	\$ 1,890,000	\$ 2,002,500	\$ 9,112,500	\$ 4,387,500	32.50%	\$ 810,000	\$ 2,700,000	\$ 7,897,500	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	87.50%	\$ 35,437,500	\$ 562,500	1.56%	\$ 2,160,000	\$ 2,722,500	\$ 5,062,500	\$ 3,937,500	43.75%	\$ 540,000	\$ 2,700,000	\$ 7,177,500	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	100.00%	\$ 40,500,000	\$ -	0.00%	\$ 2,430,000	\$ 2,430,000	\$ -	\$ 4,500,000	100.00%	\$ 270,000	\$ 2,700,000	\$ 7,470,000	\$ 9,900,000

Scenario D - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio										Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;								
56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000

150M GSF x \$379/sf = \$ 56,000,000,000 <--Estimated total Statewide school facilities portfolio replacement value

Scenario D - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .					
State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
65%	1%	\$554,400,000	4%	30	\$1,798,139,580
65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

1% SAVINGS INCENTIVE for each 1% REDUCTION and LEA receives 3/4 of the Adjusted State Share Percentage above 100%.

Scenario E: **No State Percentages above 100%.**

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics.

M&O baseline is project cost times 2% per year for systemics (capital maintenance) plus 2% per year for routine M&O (heat, cool, custodial, routine-emergent-preventive maintenance, grounds maint, etc.)

Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			E + B	.45F x G unless G>100% then ((G-1)*.75) +1	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100% then (G-1)*.75% x .45F	D-M unless G>100% then (M x -1) + D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	51.00%	\$ 22,720,500	\$ (220,500)	-0.98%	\$ 135,000	\$ (85,500)	\$ 21,829,500	\$ 670,500	2.98%	\$ 135,000	\$ 270,000	\$ 1,075,500	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	97.00%	\$ 43,213,500	\$ (13,500)	-0.03%	\$ 259,200	\$ 245,700	\$ 1,336,500	\$ 463,500	25.75%	\$ 10,800	\$ 270,000	\$ 744,300	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	55.45%	\$ 22,458,465	\$ (2,004,615)	-9.80%	\$ 1,227,231	\$ (777,384)	\$ 18,041,535	\$ 6,504,615	26.50%	\$ 1,472,769	\$ 2,700,000	\$ 10,677,384	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	70.00%	\$ 25,200,000	\$ (2,700,000)	-12.00%	\$ 2,700,000	\$ -	\$ 10,800,000	\$ 11,700,000	52.00%	\$ 2,700,000	\$ 5,400,000	\$ 19,800,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	80.00%	\$ 25,200,000	\$ (2,700,000)	-12.00%	\$ 4,050,000	\$ 1,350,000	\$ 6,300,000	\$ 16,200,000	72.00%	\$ 4,050,000	\$ 8,100,000	\$ 28,350,000	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	106.00%	\$ 42,322,500	\$ 877,500	2.03%	\$ 2,592,000	\$ 3,469,500	\$ (1,822,500)	\$ 3,622,500	201.25%	\$ 108,000	\$ 2,700,000	\$ 6,430,500	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	116.00%	\$ 40,320,000	\$ 2,880,000	6.67%	\$ 5,184,000	\$ 8,064,000	\$ (4,320,000)	\$ 6,120,000	340.00%	\$ 216,000	\$ 5,400,000	\$ 11,736,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	126.00%	\$ 37,642,500	\$ 5,557,500	12.86%	\$ 7,776,000	\$ 13,333,500	\$ (6,142,500)	\$ 7,942,500	441.25%	\$ 324,000	\$ 8,100,000	\$ 16,366,500	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	60.00%	\$ 24,300,000	\$ (1,800,000)	-8.00%	\$ 1,350,000	\$ (450,000)	\$ 16,200,000	\$ 6,300,000	28.00%	\$ 1,350,000	\$ 2,700,000	\$ 10,350,000	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	70.00%	\$ 28,350,000	\$ (1,350,000)	-5.00%	\$ 1,620,000	\$ 270,000	\$ 12,150,000	\$ 5,850,000	32.50%	\$ 1,080,000	\$ 2,700,000	\$ 9,630,000	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	80.00%	\$ 32,400,000	\$ (900,000)	-2.86%	\$ 1,890,000	\$ 990,000	\$ 8,100,000	\$ 5,400,000	40.00%	\$ 810,000	\$ 2,700,000	\$ 8,910,000	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	90.00%	\$ 36,450,000	\$ (450,000)	-1.25%	\$ 2,160,000	\$ 1,710,000	\$ 4,050,000	\$ 4,950,000	55.00%	\$ 540,000	\$ 2,700,000	\$ 8,190,000	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	100.00%	\$ 40,500,000	\$ -	0.00%	\$ 2,430,000	\$ 2,430,000	\$ -	\$ 4,500,000	100.00%	\$ 270,000	\$ 2,700,000	\$ 7,470,000	\$ 9,900,000

Scenario E - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio

Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;

56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	\$ 16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	\$ 16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	\$ 19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000

150M GSF x \$379/sf = \$ 56,000,000,000 <--Estimated total Statewide school facilities portfolio replacement value

Scenario E - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .

State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
65%	1%	\$554,400,000	4%	30	\$1,798,139,580
65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

3/4% SAVINGS INCENTIVE for each 1% REDUCTION and LEA receives 3/4 of the Adjusted State Share Percentage above 100%.

Scenario F: **No State Percentages above 100%.**

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics.

M&O baseline is project cost times 2% per year for systemics (capital maintenance) plus 2% per year for routine M&O (heat, cool, custodial, routine-emergent-preventive maintenance, grounds maint, etc.)

Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			.75E + B	.45F x G unless G>100% then ((G-1)*.75) +1	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100% then (G-1)*.75% x .45F	D-M unless G>100% then (M x-1) + D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA)over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	50.75%	\$ 22,609,125	\$ (109,125)	-0.48%	\$ 135,000	\$ 25,875	\$ 21,940,875	\$ 559,125	2.48%	\$ 135,000	\$ 270,000	\$ 964,125	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	96.75%	\$ 43,102,125	\$ 97,875	0.23%	\$ 259,200	\$ 357,075	\$ 1,447,875	\$ 352,125	19.56%	\$ 10,800	\$ 270,000	\$ 632,925	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	52.95%	\$ 21,445,965	\$ (992,115)	-4.85%	\$ 1,227,231	\$ 235,116	\$ 19,054,035	\$ 5,492,115	22.37%	\$ 1,472,769	\$ 2,700,000	\$ 9,664,884	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	65.00%	\$ 23,400,000	\$ (900,000)	-4.00%	\$ 2,700,000	\$ 1,800,000	\$ 12,600,000	\$ 9,900,000	44.00%	\$ 2,700,000	\$ 5,400,000	\$ 18,000,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	72.50%	\$ 22,837,500	\$ (337,500)	-1.50%	\$ 4,050,000	\$ 3,712,500	\$ 8,662,500	\$ 13,837,500	61.50%	\$ 4,050,000	\$ 8,100,000	\$ 25,987,500	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	103.50%	\$ 41,563,125	\$ 1,636,875	3.79%	\$ 2,592,000	\$ 4,228,875	\$ (1,063,125)	\$ 2,863,125	159.06%	\$ 108,000	\$ 2,700,000	\$ 5,671,125	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	111.00%	\$ 38,970,000	\$ 4,230,000	9.79%	\$ 5,184,000	\$ 9,414,000	\$ (2,970,000)	\$ 4,770,000	265.00%	\$ 216,000	\$ 5,400,000	\$ 10,386,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	118.50%	\$ 35,870,625	\$ 7,329,375	16.97%	\$ 7,776,000	\$ 15,105,375	\$ (4,370,625)	\$ 6,170,625	342.81%	\$ 324,000	\$ 8,100,000	\$ 14,594,625	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	57.50%	\$ 23,287,500	\$ (787,500)	-3.50%	\$ 1,350,000	\$ 562,500	\$ 17,212,500	\$ 5,287,500	23.50%	\$ 1,350,000	\$ 2,700,000	\$ 9,337,500	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	67.50%	\$ 27,337,500	\$ (337,500)	-1.25%	\$ 1,620,000	\$ 1,282,500	\$ 13,162,500	\$ 4,837,500	26.88%	\$ 1,080,000	\$ 2,700,000	\$ 8,617,500	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	77.50%	\$ 31,387,500	\$ 112,500	0.36%	\$ 1,890,000	\$ 2,002,500	\$ 9,112,500	\$ 4,387,500	32.50%	\$ 810,000	\$ 2,700,000	\$ 7,897,500	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	87.50%	\$ 35,437,500	\$ 562,500	1.56%	\$ 2,160,000	\$ 2,722,500	\$ 5,062,500	\$ 3,937,500	43.75%	\$ 540,000	\$ 2,700,000	\$ 7,177,500	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	97.50%	\$ 39,487,500	\$ 1,012,500	2.50%	\$ 2,430,000	\$ 3,442,500	\$ 1,012,500	\$ 3,487,500	77.50%	\$ 270,000	\$ 2,700,000	\$ 6,457,500	\$ 9,900,000

Scenario F - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio

Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;

56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000

150M GSF x \$379/sf = \$ 56,000,000,000 <--Estimated total Statewide school facilities portfolio replacement value

Scenario F - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .

State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
65%	1%	\$554,400,000	4%	30	\$1,798,139,580
65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

Scenario G: 3/4% SAVINGS INCENTIVE for each 1% REDUCTION (except, for LEAs with state share of 89% or more, a 1% savings incentive up to 100%) and LEA receives 3/4 of the Adjusted State Percentage above 100% . ~~No State Percentages above 100%~~.

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics. M&O baseline is project cost times 2% per year for systemics (capital maintenance) plus 2% per year for routine M&O (heat, cool, custodial, routine-emergent-preventive maintenance, grounds maint, etc.)

Baseline				Proposed With Incentive													S	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q		R
\$45,000,000 Project Construction Cost				For State								For LEA					Combined	
		A x .45 x B	A x .45 x (1-B)			E(mod)+B	.45F x G unless G>100% then ((G-1)*.75)+1 x .45F	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45F x 30 x B)	I+K	(1-G) x .45F unless G>100% then (1-G)*75% x .45F	D-M unless G>100% then (M x-1) + D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	50.75%	\$ 22,609,125	\$ (109,125)	-0.48%	\$ 135,000	\$ 25,875	\$ 21,940,875	\$ 559,125	2.49%	\$ 135,000	\$ 270,000	\$ 964,125	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	97.00%	\$ 43,213,500	\$ (13,500)	-0.03%	\$ 259,200	\$ 245,700	\$ 1,336,500	\$ 463,500	25.75%	\$ 10,800	\$ 270,000	\$ 744,300	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	52.95%	\$ 21,445,965	\$ (992,115)	-4.85%	\$ 1,227,231	\$ 235,116	\$ 19,054,035	\$ 5,492,115	22.37%	\$ 1,472,769	\$ 2,700,000	\$ 9,664,884	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	65.00%	\$ 23,400,000	\$ (900,000)	-4.00%	\$ 2,700,000	\$ 1,800,000	\$ 12,600,000	\$ 9,900,000	44.00%	\$ 2,700,000	\$ 5,400,000	\$ 18,000,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	72.50%	\$ 22,837,500	\$ (337,500)	-1.50%	\$ 4,050,000	\$ 3,712,500	\$ 8,662,500	\$ 13,837,500	61.50%	\$ 4,050,000	\$ 8,100,000	\$ 25,987,500	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	106.00%	\$ 42,322,500	\$ 877,500	2.03%	\$ 2,592,000	\$ 3,469,500	\$ (1,822,500)	\$ 3,622,500	201.25%	\$ 108,000	\$ 2,700,000	\$ 6,430,500	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	116.00%	\$ 40,320,000	\$ 2,880,000	6.67%	\$ 5,184,000	\$ 8,064,000	\$ (4,320,000)	\$ 6,120,000	340.00%	\$ 216,000	\$ 5,400,000	\$ 11,736,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	126.00%	\$ 37,642,500	\$ 5,557,500	12.86%	\$ 7,776,000	\$ 13,333,500	\$ (6,142,500)	\$ 7,942,500	441.25%	\$ 324,000	\$ 8,100,000	\$ 16,366,500	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	57.50%	\$ 23,287,500	\$ (787,500)	-3.50%	\$ 1,350,000	\$ 562,500	\$ 17,212,500	\$ 5,287,500	23.50%	\$ 1,350,000	\$ 2,700,000	\$ 9,337,500	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	67.50%	\$ 27,337,500	\$ (337,500)	-1.25%	\$ 1,620,000	\$ 1,282,500	\$ 13,162,500	\$ 4,837,500	26.88%	\$ 1,080,000	\$ 2,700,000	\$ 8,617,500	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	77.50%	\$ 31,387,500	\$ 112,500	0.36%	\$ 1,890,000	\$ 2,002,500	\$ 9,112,500	\$ 4,387,500	32.50%	\$ 810,000	\$ 2,700,000	\$ 7,897,500	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	87.50%	\$ 35,437,500	\$ 562,500	1.56%	\$ 2,160,000	\$ 2,722,500	\$ 5,062,500	\$ 3,937,500	43.75%	\$ 540,000	\$ 2,700,000	\$ 7,177,500	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	100.00%	\$ 40,500,000	\$ -	0.00%	\$ 2,430,000	\$ 2,430,000	\$ -	\$ 4,500,000	100.00%	\$ 270,000	\$ 2,700,000	\$ 7,470,000	\$ 9,900,000

Scenario G - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio											Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;							
56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000
150M GSF x \$379/sf = \$ 56,000,000,000 < --Estimated total Statewide school facilities portfolio replacement value																		

Scenario G - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .					
State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
65%	1%	\$554,400,000	4%	30	\$1,798,139,580
65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796

Scenario H: 3/4 SAVINGS INCENTIVE for each 1% REDUCTION (except, for LEAs with state share of 89% or more, a 1% savings incentive up to 100%) and 3/4 of the Adjusted State Percentage above 100% PLUS 1/2% ADDITIONAL SAVINGS for reductions of 30% or more. ~~No State Percentages above 100%.~~

Assumptions: **Baseline Project Construction Cost is \$45M** or 45% of TCO Baseline [Middle School, w/915 students, \$49,195/student (IAC Cost w/site is \$379/SF)]. TCO is project cost plus 30 years of M&O including systemics.

M&O baseline is project cost times 2% per year for systemics (capital maintenance) plus 2% per year for routine M&O (heat, cool, custodial, routine-emergent-preventive maintenance, grounds maint, etc.)

Baseline				Proposed With Incentive														S
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
\$45,000,000 Project Construction Cost				For State								For LEA						Combined
		A x .45 x B	A x .45 x (1-B)			E(mod)+B	G>100% then ((G-1)*.75) +1 x .45F	C - H	I/A	(.02 x .45A x 30 x B) - (.02 x .45E x 30 x B)	I+K	(1-G) x .45F unless G>100% then (G-1)*75% x .45F	D-M unless G>100% then (M x -1) + D	N/D	(.02 x .45A x 30 x (1-B)) - (.02 x .45F x 30 x (1-B))	(.02 x .45A x 30) - (.02 x .45F x 30)	N+P+Q	L+R
Total Cost of Ownership (TCO) for the Facility	State Share % of Constr/Syst emics for the County	State Share of Baseline Construction Cost w/ Site	LEA Share of Baseline Construction Cost w/Site	TCO Cost Reduction Percentage	Proposed TCO for the Facility	Adjusted State Share Percentage	Adjusted State Share of Construction	State Savings On Construction	% State Savings On Construction	Est. Reduced State Cost of Systemics over 30 years	Est. Net State TCO Savings over 30 years	Adjusted LEA Share	LEA Savings on Construction	% LEA Savings On Construction	Est. Reduced LEA Cost of Systemics over 30 years	Est. Reduced LEA Cost of Maint & Ops. over 30 years	Est. LEA TCO Savings over 30 years	Est. Net TCO Savings (State+LEA) over 30 years
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	1%	\$ 99,000,000	50.75%	\$ 22,609,125	\$ (109,125)	-0.48%	\$ 135,000	\$ 25,875	\$ 21,940,875	\$ 559,125	2.48%	\$ 135,000	\$ 270,000	\$ 964,125	\$ 990,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	1%	\$ 99,000,000	97.00%	\$ 43,213,500	\$ (13,500)	-0.03%	\$ 259,200	\$ 245,700	\$ 1,336,500	\$ 463,500	25.75%	\$ 10,800	\$ 270,000	\$ 744,300	\$ 990,000
\$ 100,000,000	45%	\$ 20,453,850	\$ 24,546,150	10%	\$ 90,000,000	52.95%	\$ 21,445,965	\$ (992,115)	-4.85%	\$ 1,227,231	\$ 235,116	\$ 19,054,035	\$ 5,492,115	22.37%	\$ 1,472,769	\$ 2,700,000	\$ 9,664,884	\$ 9,900,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	20%	\$ 80,000,000	65.00%	\$ 23,400,000	\$ (900,000)	-4.00%	\$ 2,700,000	\$ 1,800,000	\$ 12,600,000	\$ 9,900,000	44.00%	\$ 2,700,000	\$ 5,400,000	\$ 18,000,000	\$ 19,800,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	30%	\$ 70,000,000	87.50%	\$ 27,562,500	\$ (5,062,500)	-22.50%	\$ 4,050,000	\$ (1,012,500)	\$ 3,937,500	\$ 18,562,500	82.50%	\$ 4,050,000	\$ 8,100,000	\$ 30,712,500	\$ 29,700,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	10%	\$ 90,000,000	106.00%	\$ 42,322,500	\$ 877,500	2.03%	\$ 2,592,000	\$ 3,469,500	\$ (1,822,500)	\$ 3,622,500	201.25%	\$ 108,000	\$ 2,700,000	\$ 6,430,500	\$ 9,900,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	20%	\$ 80,000,000	116.00%	\$ 40,320,000	\$ 2,880,000	6.67%	\$ 5,184,000	\$ 8,064,000	\$ (4,320,000)	\$ 6,120,000	340.00%	\$ 216,000	\$ 5,400,000	\$ 11,736,000	\$ 19,800,000
\$ 100,000,000	96%	\$ 43,200,000	\$ 1,800,000	30%	\$ 70,000,000	141.00%	\$ 41,186,250	\$ 2,013,750	4.66%	\$ 7,776,000	\$ 9,789,750	\$ (9,686,250)	\$ 11,486,250	638.12%	\$ 324,000	\$ 8,100,000	\$ 19,910,250	\$ 29,700,000
\$ 100,000,000	50%	\$ 22,500,000	\$ 22,500,000	10%	\$ 90,000,000	57.50%	\$ 23,287,500	\$ (787,500)	-3.50%	\$ 1,350,000	\$ 562,500	\$ 17,212,500	\$ 5,287,500	23.50%	\$ 1,350,000	\$ 2,700,000	\$ 9,337,500	\$ 9,900,000
\$ 100,000,000	60%	\$ 27,000,000	\$ 18,000,000	10%	\$ 90,000,000	67.50%	\$ 27,337,500	\$ (337,500)	-1.25%	\$ 1,620,000	\$ 1,282,500	\$ 13,162,500	\$ 4,837,500	26.88%	\$ 1,080,000	\$ 2,700,000	\$ 8,617,500	\$ 9,900,000
\$ 100,000,000	70%	\$ 31,500,000	\$ 13,500,000	10%	\$ 90,000,000	77.50%	\$ 31,387,500	\$ 112,500	0.36%	\$ 1,890,000	\$ 2,002,500	\$ 9,112,500	\$ 4,387,500	32.50%	\$ 810,000	\$ 2,700,000	\$ 7,897,500	\$ 9,900,000
\$ 100,000,000	80%	\$ 36,000,000	\$ 9,000,000	10%	\$ 90,000,000	87.50%	\$ 35,437,500	\$ 562,500	1.56%	\$ 2,160,000	\$ 2,722,500	\$ 5,062,500	\$ 3,937,500	43.75%	\$ 540,000	\$ 2,700,000	\$ 7,177,500	\$ 9,900,000
\$ 100,000,000	90%	\$ 40,500,000	\$ 4,500,000	10%	\$ 90,000,000	100.00%	\$ 40,500,000	\$ -	0.00%	\$ 2,430,000	\$ 2,430,000	\$ -	\$ 4,500,000	100.00%	\$ 270,000	\$ 2,700,000	\$ 7,470,000	\$ 9,900,000

Scenario H - Estimated 30-year State and Counties savings (cost avoidance) what-if for entire Statewide School Facilities Portfolio										Notes: 1) Baseline construction is 45% of TCO; 2) State share average is an assumption; 3) All numbers x 1,000;									
56,000,000	65%	16,380,000	8,820,000	1%	55,440,000	65.75%	16,403,310	\$ (23,310)	-0.04%	\$ 98,280	\$ 74,970	\$ 8,544,690	\$ 275,310	3.12%	\$ 52,920	\$ 151,200	\$ 479,430	\$ 554,400	
56,000,000	65%	16,380,000	8,820,000	10%	50,400,000	72.50%	16,443,000	\$ (63,000)	-0.11%	\$ 982,800	\$ 919,800	\$ 6,237,000	\$ 2,583,000	29.29%	\$ 529,200	\$ 1,512,000	\$ 4,624,200	\$ 5,544,000	
56,000,000	77%	19,404,000	5,796,000	10%	50,400,000	84.50%	19,164,600	\$ 239,400	0.43%	\$ 1,164,240	\$ 1,403,640	\$ 3,515,400	\$ 2,280,600	39.35%	\$ 347,760	\$ 1,512,000	\$ 4,140,360	\$ 5,544,000	
150M GSF x \$379/sf = \$					56,000,000,000	<--Estimated total Statewide school facilities portfolio replacement value													

Scenario H - State and Counties estimated 30-year future value of savings (cost avoidance) at 4% per year construction cost escalation and with .					
State Share %	TCO Reduction	Present Value of TCO Savings	Const Cost Escalation %	Years	Future Value w/Const Escalation
65%	1%	\$554,400,000	4%	30	\$1,798,139,580
65%	10%	\$5,544,000,000	4%	30	\$17,981,395,796
77%	10%	\$5,544,000,000	4%	30	\$17,981,395,796