

EXAMPLE
Flooring Life Cycle Cost Analysis

Life Cycle Cost Analysis <small>Describe:</small>		Sheet Linoleum		Carpet		VCT		Porcelain Tile		Monolithic Terrazzo		Polished Concrete Chemically Stained		
		20 year replacement		10 year replacement		15 year replacement		50 year replacement		50 year replacement		50 year replacement		
		Estimated Costs	Present Worth	Estimated Costs	Present Worth	Estimated Costs	Present Worth	Estimated Costs	Present Worth	Estimated Costs	Present Worth	Estimated Costs	Present Worth	
Initial Capital Costs	<i>Description of Component/Item</i>													
	Capital Installed Cost per square foot	\$ 5.25	\$ 5.25	\$ 4.22	\$ 4.22	\$ 3.10	\$ 3.10	\$ 12.50	\$ 12.50	\$ 28.00	\$ 28.00	\$ 4.25	\$ 4.25	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
	Total Capital Costs		\$ 5.25		\$ 4.22		\$ 3.10		\$ 12.50		\$ 28.00		\$ 4.25	
	Initial PW Difference				\$ (1.03)		\$ (2.15)		\$ 7.25		\$ 22.75		\$ (1.00)	
Replacement Cost	<i>Replacement Cost (Single Expenditure)</i>	<i># of Years</i>												
	10 year replacement	10 years		\$ -	\$ 4.22	\$ 2.85		\$ -		\$ -		\$ -		\$ -
	15 year replacement	15 years		\$ -		\$ -	\$ 3.10	\$ 1.72		\$ -		\$ -		\$ -
	20 year replacement	20 years	\$ 5.25	\$ 2.40	\$ 4.22	\$ 1.93		\$ -		\$ -		\$ -		\$ -
	30 year replacement	30 years		\$ -	\$ 4.22	\$ 1.30	\$ 3.10	\$ 0.96		\$ -		\$ -		\$ -
	40 year replacement	40 years	\$ 5.25	\$ 1.09	\$ 4.22	\$ 0.88		\$ -		\$ -		\$ -		\$ -
	50 year replacement	50 years		\$ -	\$ 4.22	\$ 0.59	\$ 3.10	\$ 0.44	\$ 12.50	\$ 1.76	\$ 28.00	\$ 3.94	\$ 4.25	\$ 0.60
				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	Total Replacement Cost		\$ 3.49		\$ 7.55		\$ 3.11		\$ 1.76		\$ 3.94		\$ 0.60	
Annual Costs	<i>Description of O&M/Annual Cost</i>													
	Annual Maintenance Cost per Square foot	\$ 0.90	\$ 34.48	\$ 1.53	\$ 58.62	\$ 1.23	\$ 47.12	\$ 0.70	\$ 26.82	\$ 0.58	\$ 22.22	\$ 0.75	\$ 28.73	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
		Total Annual Cost		\$ 34.48		\$ 58.62		\$ 47.12		\$ 26.82		\$ 22.22		\$ 28.73
LCC	Total Life Cycle Cost (Present Worth)		\$ 43.22		\$ 70.39		\$ 53.34		\$ 41.08		\$ 54.16		\$ 33.58	
	Life Cycle Cost PW Difference				\$ 27.17		\$ 10.12		\$ (2.14)		\$ 10.94		\$ (9.64)	
	Total Life Cycle Costs (Annualized)	\$ (2.01)	per year	\$ (3.28)	per year	\$ (2.48)	per year	\$ (1.91)	per year	\$ (2.52)	per year	\$ (1.56)	per year	
		Discount Rate:	4%	(The discount rate is the time/value of money and is a variable.)										
		Life Cycle (years):	50											
		Escalation on Annual Costs	3%	(The escalation factor is the inflation factor and is a variable.)										