



HARVARD DIGGINS PUBLIC LIBRARY

ANNUAL MAINTENANCE REPORT

DRAFT



PURPOSE

The Harvard Diggins Public Library has identified a need to evaluate its current facilities and assess the current conditions as well as the likely life expectancy for the various components of the facilities. This is in order to identify likely replacement costs for those components reaching the end of their useful performance life within the next 10 to 20 years. The scope of this study is to identify those building systems or components that can be maintained or replaced using budgeted designated funds.

NOTES

Evaluation of building conditions focused on the elements likely to be included in the budget for items expected to require replacement or renovation within the next 10 to 20 years. Equipment, materials, or assemblies that are nominal in cost are not included. This is therefore not a comprehensive list but does identify major expenses that are likely to be incurred in the foreseeable future.

Conditions change with time, and this evaluation, along with the funds allocated to cover the associated expenses should be reviewed and revised periodically as the library's needs evolve. Unanticipated expenses can develop for a number of reasons including accelerated use or changes in use patterns, accident, or deferred general maintenance. Such reviews should include updating baseline costs for the components or assemblies identified.

Building SF 18015

Costs are calculated at 2015 levels and escalated at the following presumed annual rate of inflation:

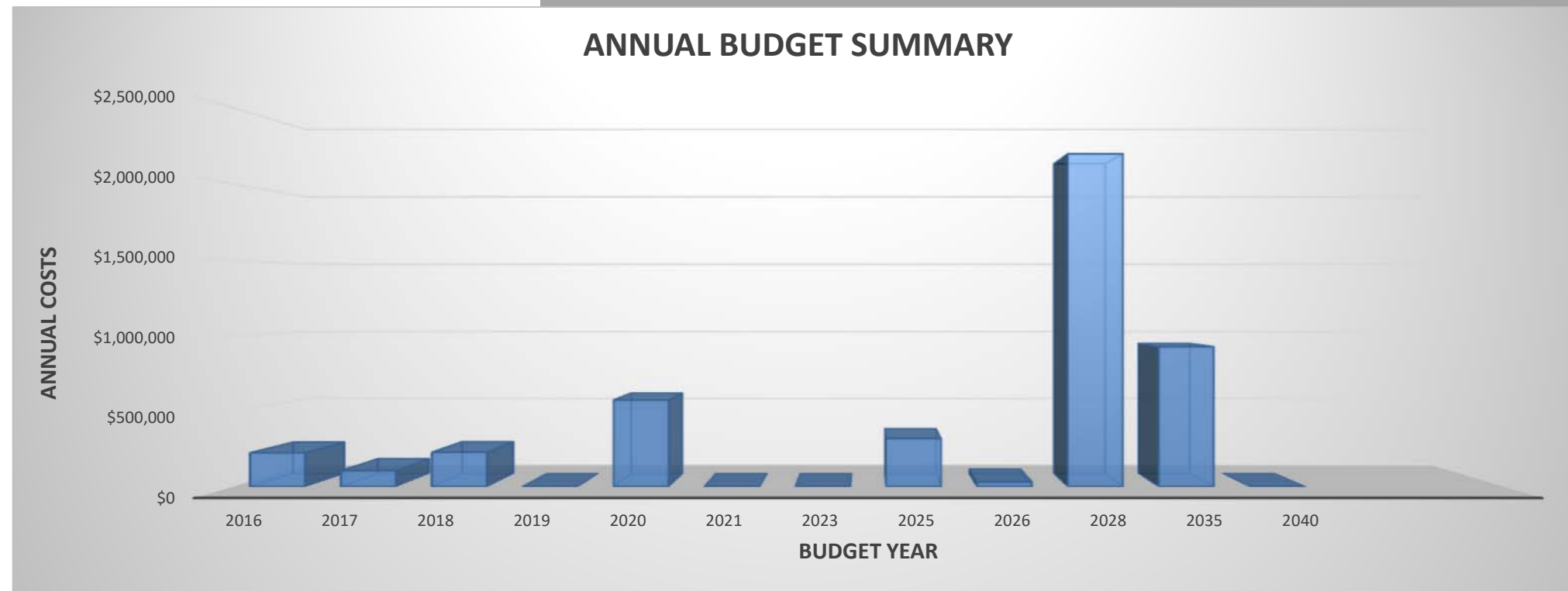
7.00% per annum

Four worksheets are provided in the workbook. The first three are organized by category with like expenses grouped together. The worksheets cover Mechanical expenses, Electrical expenses, and Architectural expenses. The fourth is organized by the computed year of expense (Budget Year)

Work items do not include A/E Design Fees in the cost.

Summary

2016	\$225,409
2017	\$106,094
2018	\$228,471
2019	\$0
2020	\$576,607
2021	\$0
2023	\$0
2025	\$320,921
2026	\$31,573
2028	\$2,195,971
2035	\$929,692
2040	\$0





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ARCHITECTURAL COMPONENTS - SORTED BY LOCATION/CATEGORY																	
Description/Life Expectancy							Evaluated Condition			Estimated Cost Data					2016		
Component		Task	Location	Installed Date	Service Life	Anticipated Replacement Date	Evaluation Date	Life Expectancy Modifier	Life Expectancy Beyond Evaluation (years remaining)	Budget Year	Qty	Units	Prorate	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
				(year)	(years)	(year)	(year)		(0 is lowest)					(As of Evaluation date)	as of budget year		
SITE ELEMENTS		OUTSIDE															
SITE ELEMENTS																	
Site	Asphalt Paving	Striping and Sealcoating	Parking Lot	2015	2	2017	2015		2	2017	8,838	sf	100%	\$750.00	\$6,628,500	\$7,588,970	
Site	Asphalt Paving	Paving	Parking Lot	2000	15	2020	2015		5	2020	8,838	sf	100%	\$2,500.00	\$22,095,000	\$30,989,380	
Site	Concrete Paving	Replacement	All	2000	20	2020	2015		5	2020	8,838	sf	100%	\$15.00	\$132,570	\$185,936	
Site	ADA Ramp Handrails	Replacement	ADA Ramp														
Site	Landscaping	Replace damaged trees and shrubs	Main Level	2000	20	2020	2015		5	2020	1	ls	100%	\$15,000.00	\$15,000	\$21,038	
EXTERIOR ENCLOSURE																	
		Roof															
Roof	EPDM Membrane	Full Replacement	Building	2000	14	2014	2015	5	5	2020	9,900	sf	100%	\$18.00	\$178,200	\$249,935	Removal and replacement fully adhered membranes. Existing roof membrane may very well last longer than this projection.
Roof	Shingle Roof	Full Replacement	Building	2000	20	2020	2015		5	2020	15,048	sf	100%	\$3.00	\$45,144	\$63,317	
		Walls & Soffits															
Walls	Tuckpoint Building	New Masonry	Bldg as Needed	2000	20	2020	2015		5	2020	3,500	sf	100%	\$12.00	\$42,000	\$58,907	
Walls	Gutter	Replace Gutters	All Façades	2000	25	2025	2015		10	2025	300	lf	100%	\$25.00	\$7,500	\$14,754	
Walls	Canopy Fascias	Replacement	All Façades	2000	25	2025	2015		10	2025	600	lf	100%	\$20.00	\$12,000	\$23,606	Should be done in conjunction with gutter
		Maintenance	All Façades	2015	5	2020	2015		5	2020	1	ls	100%	\$15,000.00	\$15,000	\$21,038	
		Windows & Doors															
Walls	Windows	Full Replacement		2000	25	2025	2015	3	13	2028	12,150	sf	100%	\$75.00	\$911,250	\$2,195,971	
Walls	Exterior Doors	Full Replacement		2000	20	2020	2015		5	2020	7	each	100%	\$5,000.00	\$35,000	\$49,089	
Walls	Loading Dock Section Door	Full Replacement		2000	20	2020	2015		5	2020	1	each	100%	\$12,000.00	\$12,000	\$16,831	
INTERIOR COMPONENTS																	
		Interior components and finishes are original to the building. Most of these have a projected functional service life of 20 years although the aesthetic value of each															
		Millwork															
Interior	Millwork	Sand, stain touch-up, refinish	First Floor	2000	15	2015	2015		5	2020	3,500	sf	100%	\$4.00	\$14,000	\$19,636	
		Interior Partitions															
Interior	Repaint	Throughout	First Floor	2000	10	2010	2015		1	2016	14,945	sf	100%	\$1.00	\$14,945	\$15,991	
		Doors															
Interior	Doors	Replace	First Floor	2000	20	2020	2015		5	2020	28	each	100%	\$1,500.00	\$42,000	\$58,907	
		Ceiling/Lighting Systems															
Interior	Acoustic Ceiling Tile	Replace	First Floor	2000	20	2020	2015		5	2020	13,129	sf	100%	\$2.50	\$32,823	\$46,035	
Interior	Drywall Ceilings	Replace	First Floor	2000	20	2020	2015		5	2020	956	sf	100%	\$2.50	\$2,390	\$3,352	
		Flooring Systems															
Interior	Carpet	Replace	Stack Area	2000	12	2012	2015		2	2017	911	sy	100%	\$50.00	\$45,556	\$52,157	
Interior	Sheet Vinyl	Replace	Lobby	2000	10	2010	2015		3	2018	2,200	sf	100%	\$20.00	\$44,000	\$53,902	
Interior	Carpet	Replace	Other Spaces	2000	13	2013	2015		2	2017	467	sy	100%	\$70.00	\$32,667	\$37,400	
Interior	Vinyl Composition Tile	Replace	Toilet Rooms	2000	10	2010	2015		3	2018	1,330	sf	100%	\$50.00	\$66,500	\$81,465	
Interior	Recessed Floor Mat	Replace	Vestibule	2000	10	2010	2015		3	2018	170	sf	100%	\$50.00	\$8,500	\$10,413	
		Accessories															
Interior	Signage		Entire Building	2000	25	2025	2015		10	2025	1	ls	100%	\$6,000.00	\$6,000	\$11,803	Additional Required New Signage
Furniture	Shelving	Replace Shelving	Stack Locations	2000	25	2025	2015		10	2025	470	each	100%	\$120.00	\$56,400	\$110,947	
Furniture	Carrel	Replace Carrel	Circulation/Technical	2000	25	2025	2015		10	2025	32	each	100%	\$90.00	\$2,880	\$5,665	
Furniture	Tables	Replace	Meeting Rooms	2000	25	2025	2015		10	2025	4	each	100%	\$90.00	\$360	\$708	
Furniture	Tables	Replace	Circulation/Technical	2000	25	2025	2015		10	2025	15	each	100%	\$90.00	\$1,350	\$2,656	
Furniture	Chairs	Replace	Entire Building	2000	25	2025	2015		10	2025	185	each	100%	\$90.00	\$16,650	\$32,753	
TOTAL ARCHITECTURAL															\$30,516,184	\$41,986,446	



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ELECTRICAL COMPONENTS - SORTED BY LOCATION/CATEGORY																
Description/Life Expectancy						Evaluated Condition			Estimated Cost Data - 2015							
Component	Task	Location	Installed Date	Service Life	Anticipated Replacement Date	Evaluation Date	Life Expectancy Modifier	Life Expectancy Beyond Evaluation (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
			(year)	(years)	(year)	(year)		(0 is minimum)						(as of 2015)		
Lighting & Lighting Control Systems:																
Elec	Interior Lighting	Replace Fixtures - LED	Overall Interior	2015	20	2035	2015	20	2035	250	ls	100%	\$750.00	\$187,500	\$725,566	
Elec	Exterior Lighting - HID	Replace Exterior fixtures	Exterior	2014	20	2034	2015	20	2035	20	ls	100%	\$2,500.00	\$50,000	\$193,484	
Power & Power Distribution Systems:																
Elec	Original Main Distribution Panel	Replace Square D Due to panel being full and Age of Breakers	Main Level	2000	26	2026	2015	11	2026	1	ea	100%	\$15,000.00	\$15,000	\$31,573	
Elec	Replace Existing Emergency Generator 15KW	New Emergency Generator - 25KW														
Elec	Power Quality	Perform power quality study, and rebalance loads	Interior	2000	18	2018	2015	3	2018	1	ls	100%	\$10,000.00	\$10,000	\$12,250	
Fire Alarm, & Communications Systems:																
Elec	Building Fire Alarm System	Fire Alarm Control Panel	Interior	2000	15	2015	2015	1	2016	19,000	sf	100%	\$1.50	\$28,500	\$30,495	
TOTAL ELECTRICAL														\$291,000	\$993,368	

1 ANTICIPATED REPLACEMENT DATES HAVE BEEN ESTABLISHED FROM ASHRAE, AND GSA DATA WHERE CATEGORIES ARE GIVEN.
 2 MEANS-2014 HAS BEEN UTILIZED TO ESTABLISH REPLACEMENT COSTS.



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MECHANICAL COMPONENTS - SORTED BY LOCATION/ CATEGORY																	
Description/Life Expectancy								Evaluated Condition			Estimated Cost Data						Comments
Component	Location	Manufacturer	Product	Installed Date (year)	Service Life (years)	Anticipated Replacement Date (year)	Evaluation Date	Life Expectancy Modifier (years)	Life Expectancy Beyond Evaluation (years remaining) Over due items in RED	Budget Year	Quantity	Unit	Proration	Unit Cost	Estimate of Replacement Cost (as of Eval)	Escalated Budget	
Plumb	Water closet, urinal flush valve	Various Locations	Sloan	2015	2000	15	2015	2015	0	2016	7	ea	100%	\$750	\$750	\$5,250	
Plumb	Sinks	Various Locations			2000	15	2015	2015	0	2016	9	ea	100%	\$2,500	\$2,500	\$22,500	
Plumb	Faucets	Various Locations			2000	10	2015	2015	0	2016	9	ea	100%	\$1,000	\$1,000	\$9,000	
Plumb	Water heater	Main Mechanical Room	A.O. Smith		2000	10	2010	2015	0	2016	1	ea	100%	\$12,000	\$12,000	\$12,000	
		Main Level															
										Subtotal					\$16,250	\$48,750	
HVAC	Temperature Controls	Throughout Building	Alerton	Building Automation	2000	15	2015	2015	0	2015	1	ls	100%	\$40,000	\$40,000	\$40,000	
									0								
									0								
										Subtotal					\$40,000	\$40,000	
HVAC	Pump (Blended cost)	Main Mechanical Room	Taco	FM - Base Mtd. CC	2000	25	2025	2015	10	2025	5	ea	100%	\$12,000	\$12,000	\$118,029	
HVAC	Air Handling Units	Throughout Building	Titus	Single Duct	2000	25	2025	2015	10	2025		ea	100%	\$10,000	\$10,000	\$0	
HVAC	Fan Coil Unit				2000	20	2020	2015	5	2020	1	ea	100%	\$8,500	\$8,500	\$11,922	
HVAC	Exhaust Fan	Throughout Building			2000	15	2015	2015	0	2015	5	ea	100%	\$2,500	\$2,500	\$12,500	
HVAC	Base Board System	Various Locations			2000	20	2020	2015	5	2020	15	ea	100%	\$600	\$600	\$12,623	
HVAC	Radiant Panel System	Various Locations			2000	20	2020	2015	5	2020	242	ea	100%	\$200	\$200	\$67,884	
										Subtotal					\$33,000	\$142,451	
Plumb	Hot Water Boiler	Main Mechanical Room	Thermal Solution	EVA1000BN1-UADM	2000	20	2020	2015	5	2020	1	ea	100%	\$75,000	\$75,000	\$105,191	
HVAC	Pad Mounted Condensing Unit	Roof	Trane	MCCA066D	2000	20	2020	2015	5	2020	3	ea	100%	\$25,000	\$25,000	\$105,191	
HVAC	Small Pad Mounted Condensing Unit	Roof			2000	20	2018	2015	3	2018	1	ea	100%	\$55,000	\$55,000	\$67,377	
										Subtotal					\$155,000	\$277,760	
Plumb	Electric Water Coolers	Lobby	Sloan	solenoid valve	2000	15	2015	2015	0	2015	2	ea	100%	\$3,500	\$3,500	\$7,000	
										Subtotal					\$3,500	\$7,000	



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Component	Task	Location	Installed Date	Service Life	Anticipated Replacement Date	Evaluation Date	Life Expectancy Beyond Evaluation (years)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	
			(year)	(years)	(year)	(year)	(0 is minimum)								
2016															
Interior	Repaint	Throughout	First Floor	2000	10	2010	2015	1	2016	14,945	sf	\$ 1	\$ 1	\$ 14,945	\$ 15,991.15
Elec	Building Fire Alarm System	Fire Alarm Control Panel	Interior	2000	15	2015	2015	1	2016	19,000	sf	\$ 1	\$ 2	\$ 28,500	\$ 30,495.00
HVAC	Temperature Controls		Throughout Building	2000	15	2015	2015	1	2016	1	ls	\$ 1	\$ 40,000	\$ 40,000	\$ 42,800.00
HVAC	Exhaust Fan		Throughout Building	2000	15	2015	2015	1	2016	5	ea	\$ 1	\$ 2,500	\$ 2,500	\$ 13,375.00
Plumb	Electric Water Coolers		Lobby	2000	15	2015	2015	1	2016	2	ea	\$ 1	\$ 3,500	\$ 3,500	\$ 7,490.00
Interior	Carpet	Replace	Stack Area	2000	12	2012	2015	3	2016	911	sy	\$ 1	\$ 50	\$ 45,556	\$ 55,807.51
Plumb	Water closet, urinal flush valve		Various Locations	2000	15	2015	2015	0	2016	7	ea	\$ 1	\$ 750	\$ 750	\$ 5,250.00
Plumb	Sinks		Various Locations	2000	15	2015	2015	0	2016	9	ea	\$ 1	\$ 2,500	\$ 2,500	\$ 22,500.00
Plumb	Faucets		Various Locations	2000	10	2015	2015	0	2016	9	ea	\$ 1	\$ 1,000	\$ 1,000	\$ 9,000.00
Plumb	Water heater		Main Mechanical Room	2000	10	2010	2015	0	2016	1	ea	\$ 1	\$ 12,000	\$ 12,000	\$ 12,000.00
Plumb	Replace backflow preventer		Main Mechanical Room	2000	38	2038	2015	1	2016	1	ea	\$ 1	\$ 10,000	\$ 10,000	\$ 10,700.00
													Annual Cost:	\$ 225,409	
2017 ANNUAL COSTS															
Interior	Carpet	Replace	Other Spaces	2000	13	2013	2015	2	2017	467	sy	\$ 1	\$ 70	\$ 32,667	\$ 37,400.07
Plumb	Replace Copper Piling		Building area	2000	40	2040	2015	2	2017	1	ea	\$ 1	\$ 60,000	\$ 60,000	\$ 68,694.00
													Annual Cost:	\$ 106,094	
2018 ANNUAL COSTS															
Interior	Sheet Vinyl	Replace	Lobby	2000	10	2010	2015	3	2018	2,200	sf	\$ 1	\$ 20	\$ 44,000	\$ 53,901.89
Interior	Vinyl Composition Tile	Replace	Toilet Rooms	2000	10	2010	2015	3	2018	1,330	sf	\$ 1	\$ 50	\$ 66,500	\$ 81,465.36
Interior	Recessed Floor Mat	Replace	Vestibule	2000	10	2010	2015	3	2018	170	sf	\$ 1	\$ 50	\$ 8,500	\$ 10,412.87
Elec	Power Quality	Perform power quality study, and	Interior	2000	18	2018	2015	3	2018	1	ls	\$ 1	\$ 10,000	\$ 10,000	\$ 12,250.43
HVAC	Small Pad Mounted Condensing Unit		Roof	2000	20	2018	2015	3	2018	1	ea	\$ 1	\$ 55,000	\$ 55,000	\$ 67,377.37
Plumb	Hose Bibs		Building Exterior	2000	38	2038	2015	3	2018	1	ea	\$ 1	\$ 2,500	\$ 2,500	\$ 3,062.61
													Annual Cost:	\$ 228,471	
2019 ANNUAL COSTS															
													Annual Cost:	\$ -	
2020 ANNUAL COSTS															



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Component	Task	Location	Installed Date	Service Life	Anticipated Replacement Date	Evaluation Date	Life Expectancy Beyond Evaluation (years) <i>(0 is minimum)</i>	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	
			(year)	(years)	(year)	(year)									
Walls	Tuckpoint Building	New Masonry	Bldg as Needed	2000	20	2020	2015	5	2020	3,500	sf	\$ 1	\$ 12	\$42,000	\$ 58,907.17
		Maintenance	All Façades	2015	5	2020	2015	5	2020	1	ls	\$ 1	\$ 15,000	\$15,000	\$ 21,038.28
Walls	Exterior Doors	Full Replacement		2000	20	2020	2015	5	2020	7	each	\$ 1	\$ 5,000	\$35,000	\$ 49,089.31
Walls	Loading Dock Section Door	Full Replacement		2000	20	2020	2015	5	2020	1	each	\$ 1	\$ 12,000	\$12,000	\$ 16,830.62
Interior	Millwork	Sand, stain touch-up, refinish	First Floor	2000	15	2015	2015	5	2020	3,500	sf	\$ 1	\$ 4	\$14,000	\$ 19,635.72
Interior	Doors	Replace	First Floor	2000	20	2020	2015	5	2020	28	each	\$ 1	\$ 1,500	\$42,000	\$ 58,907.17
Interior	Acoustic Ceiling Tile	Replace	First Floor	2000	20	2020	2015	5	2020	13,129	sf	\$ 1	\$ 3	\$32,823	\$ 46,035.25
Interior	Drywall Ceilings	Replace	First Floor	2000	20	2020	2015	5	2020	956	sf	\$ 1	\$ 3	\$2,390	\$ 3,352.10
HVAC	Fan Coil Unit			2000	20	2020	2015	5	2020	1	ea	\$ 1	\$ 8,500	\$8,500	\$ 11,921.69
HVAC	Base Board System		Various Locations	2000	20	2020	2015	5	2020	15	ea	\$ 1	\$ 600	\$600	\$ 12,622.97
HVAC	Radiant Panel System		Various Locations	2000	20	2020	2015	5	2020	242	ea	\$ 1	\$ 200	\$200	\$ 67,883.50
Plumb	Hot Water Boiler		Main Mechanical Room	2000	20	2020	2015	5	2020	1	ea	\$ 1	\$ 75,000	\$75,000	\$ 105,191.38
HVAC	Pad Mounted Condensing Unit		Roof	2000	20	2020	2015	5	2020	3	ea	\$ 1	\$ 25,000	\$25,000	\$ 105,191.38
													Annual Cost:	\$ 576,607	



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Description/Life Expectancy						Evaluated Condition		Estimated Cost Data - 2014							
Component	Task	Location	Installed Date	Service Life	Anticipated Replacement Date	Evaluation Date	Life Expectancy Beyond Evaluation (years) (0 is minimum)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	
			(year)	(years)	(year)	(year)									
2021 ANNUAL COSTS													Annual Cost:	\$ -	
2023 ANNUAL COSTS													Annual Cost:	\$ -	
2025 ANNUAL COSTS													Annual Cost:	\$ 320,921	
Walls	Gutter	Replace Gutters	All Façades	2000	25	2025	2015	10	2025	300	lf	\$ 1	\$ 25	\$ 7,500	\$ 14,753.64
Walls	Canopy Fascias	Replacement		2000	25	2025	2015	10	2025	600	lf	\$ 1	\$ 20	\$12,000	\$ 23,605.82
Interior	Signage		Entire Building	2000	25	2025	2015	10	2025	1	ls	\$ 1	\$ 6,000	\$6,000	\$ 11,802.91
Furniture	Shelving	Replace Shelving	Stack Locations	2000	25	2025	2015	10	2025	470	each	\$ 1	\$ 120	\$56,400	\$ 110,947.34
Furniture	Carrel	Replace Carrel	Circulation/Technical	2000	25	2025	2015	10	2025	32	each	\$ 1	\$ 90	\$2,880	\$ 5,665.40
Furniture	Tables	Replace	Meeting Rooms	2000	25	2025	2015	10	2025	4	each	\$ 1	\$ 90	\$360	\$ 708.17
Furniture	Tables	Replace	Circulation/Technical	2000	25	2025	2015	10	2025	15	each	\$ 1	\$ 90	\$1,350	\$ 2,655.65
Furniture	Chairs	Replace	Entire Building	2000	25	2025	2015	10	2025	185	each	\$ 1	\$ 90	\$16,650	\$ 32,753.07
HVAC	Pump (Blended cost)		Main Mechanical Room	2000	25	2025	2015	10	2025	5	ea	\$ 1	\$ 12,000	\$12,000	\$ 118,029.08
													Annual Cost:	\$ 320,921	
2026 ANNUAL COSTS													Annual Cost:	\$ 31,573	
Elec	Original Main Distribution Panel	Replace Square D Due to panel	Main Level	2000	26	2026	2015	11	2026	1	ea	\$ 1	\$ 15,000	\$15,000	\$ 31,572.78
													Annual Cost:	\$ 31,573	
2028 ANNUAL COSTS													Annual Cost:	\$ 2,195,971	
Walls	Windows	Full Replacement		2000	25	2025	2015	3	2028	12,150	sf	\$ 1	\$ 75	\$911,250	\$ 2,195,971.26
													Annual Cost:	\$ 2,195,971	
2035 ANNUAL COSTS													Annual Cost:	\$ -	



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Description/Life Expectancy						Evaluated Condition		Estimated Cost Data - 2014							
Component	Task	Location	Installed Date	Service Life	Anticipated Replacement Date	Evaluation Date	Life Expectancy Beyond Evaluation (years) <i>(0 is minimum)</i>	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	
			(year)	(years)	(year)	(year)									
Elec	Interior Lighting	Replace Fixtures - LED	Overall Interior	2015	20	2035	2015	20	2035	250	ls	\$ 1	\$ 750	\$187,500	\$ 725,565.84
Elec	Exterior Lighting - HID	Replace Exterior fixtures	Exterior	2014	20	2034	2015	20	2035	20	ls	\$ 1	\$ 2,500	\$50,000	\$ 193,484.22
Fire	Sprinkler heads		Various Locations	2000	20	2020	2015	20	2035	55	ea	\$ 1	\$ 50	\$50	\$ 10,641.63
Annual Cost:													\$ 929,692		
2040 ANNUAL COSTS															
Annual Cost:													\$ -		