



Total Cost Of Ownership

COST-SAVING ANALYSIS

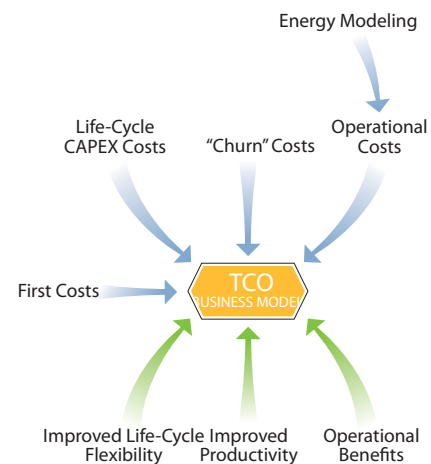
Your facility is part of your business strategy — it impacts your costs, your brand and the productivity of your employees. TCO helps you make design and construction choices that optimize initial costs and

TCO Saves Money

TCO's modeling tool is customized to reflect the decisions that need to be made on your project during the design phase, as well as support a successful transition to sustainable operations. Costs, construction, operational and capital replacement costs, are captured and analyzed. Key relationships and financial metrics that match your business are pulled forward into a summary analysis that evaluates the initial design. This analysis is used to test design decisions throughout the pre-construction process.

TCO provides information that is not typically available during pre-construction. This information is used early in the design process to facilitate decisions that focus on your short- and long- term financial goals.

Making decisions with the right information, on



your own terms, always saves you money. TCO gives you the ability to make decisions with a clear understanding of the outcomes and an outlined path toward achieving your facility goals.

TCO Benchmarking

Benchmarks give you a meaningful context for evaluating the performance of your facility. TCO benchmarking is essential for evaluating long-term costs and complex, interrelated data. The additional decision-making information available through benchmarking promotes strategic decisions based on a strong core of information.

TCO PROCESS DESIGN AND TESTING

Evaluation of Design Concept and Decisions

The TCO model is used to analyze major design concepts and test the impact on costs, benefits and goals of the project. This analysis is repeated at intervals to examine the impacts of evolving design choices.

Component Analysis

Component choices can be analyzed quickly after the major design concepts are selected. Small, iterative tests provide feedback on key decisions and emerging issues as your design progresses. The TCO component analysis is used throughout the construction process and the transition to sustainable operations (TSO).

TCO Analysis

The final Total Cost of Ownership elements are developed from first costs, operating costs and capital replacement costs. These elements form the basis for construction contracting and cost control, operational planning and capital expenditure budgets. Key performance indicators and operational metrics are used to provide a means for controlling costs and maintaining operational stability from the first day of occupancy forward.



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