UNITED NATIONS DEVELOPMENT GROUP

TASK TEAM ON COMMON PREMISES (TTCP)

PREMISES COST/BENEFIT ANALYSIS USER MANUAL

This standardized cost/benefit analysis (CBA) has been developed by the UNDG Task team on Common Premises (TTCP). This tool contains 10 spreadsheets, all linked to each other, in order to avoid repetition and keep data input simple and easy.

Basically, this CBA only requires data input for the “Current Situation” and for three alternative options.

**PLEASE NOTE THAT:**

1. **THE USER SHOULD ONLY FILL IN THE WHITE FIELDS.**
2. **ALL COSTING ESTIMATES SHOULD BE IN U.S. DOLLARS.**

Cells highlighted in light yellow or other colours may include formulas and, therefore, should not be used for data input. Should any data errors appear on WorkSheet 10 (e.g. #DIV/0!) please check the previous sheets for any missing information.

The spreadsheets divide the expense data for different by number square meters, according to the method agreed by the Task Team on Common Premises (TTCP).

To print all 10 spreadsheets with page numbers, select the “entire workbook” option from the print dialogue box.

Users are kindly requested to fill the form as provided by the TTCP, i.e. without modifications.

Should any modifications be necessary, or you identify any flaws or errors in the CBA, or you have any remarks or suggestions for improvement, please contact the TTCP Secretariat Daniela Melillo – [daniela.melillo@wfp.org](mailto:daniela.melillo@wfp.org)

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TASK TEAM ON COMMON PREMISES (TTCP)

Work Sheet 1: Cover Sheet

Fill in general data for the project overall: Which Agencies are participating, interest rate used, date, duty station, etc. Data input is required only in the white fields.

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **U.N. House / Common Premises** | | | | | | | **Easter Island, Ecuador** | | | | |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Feasibility Study - Cost/Benefit Analysis | | | | | | | | | | | |
| Prepared on: **09-Oct-07 Revised: Sept 2011** By: **TTCP** | | | | | | | | | | |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  | Project Duration (years, max 7): | |  |  |  |  |
| Participating Agencies: | | | | |  |  | Options: |  |  |
|  | |  | **UNDP** | |  | **?** | |  |  |  |  |
|  | **UNFPA** | |  |  | Option I | | |
|  | **UNICEF** | |  |  | **Property name** | | |
|  | **WFP** | |  |  |  |  |
|  | **Other 1** | |  |  |  |  | Option II | | |
|  | **Other 2** | |  | US Treasury current discount rate, per Year: | |  | **Property name** | | |
|  | **Other 3** | |  |  |
|  | **Other 4** | |  | **?** | |  | Option II | | |
|  | **Other 5** | |  |  | **Property name** | | |
|  | **Other 6** | |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **CONFIDENTIAL** | | | | | | | | | | | |
|

the time period should not be fixed so that there is suitable guidance to UNCTs to justify this element

the inclusion of suitable text in the guidance to state that the discount rate should be validated.

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TASK TEAM ON COMMON PREMISES (TTCP)

Work Sheet 2: Decision-making matrix

**Step 1 – First determine what is the maximum available score per category.**

**PLEASE NOTE THAT TOTAL SCORE SHOULD BE 100.**

**Step 2 – Then, assign a score to each option, per each category.**

**PLEASE PROVIDE NARRATIVE EXPLANATION AND DISCUSSION OF ASSIGNED SCORE.**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| U.N. House / Common Premises | | | **City and Country** | | | |
| FEASIBILITY STUDY FOR EXISTING PREMISES | | | | | | |
|
| Decision Making Matrix Option #\_\_\_ is the preferred option  Property name & address: | | | | | | |
| Prepared on: **09-Oct-07 Revised: Sept 2011** By: **TTCP** | | | | | | |
|  |  |  |  |  |  |  |
| CATEGORIES |  | Maximum Available Score per Category (Total shall be 100) | **Current Situation** | **Option #1**  **Property Name & Address** | **Option #2**  **Property Name & Address** | **Option #3**  **Property Name & Address** |
|  |  |  |  |  |  |  |
| LOCATION |  |  |  |  |  |  |
| To consider: Proximity to otherbusiness locations,Accessibility(public/private transportation), and others |  | ? | ? | ? | ? | ? |
| SPACE |  |  |  |  |  |  |
| To consider: No. of available workstations, private and public parking, hygienic conditions, faclity management, layout, meeting rooms and others |  | ? | ? | ? | ? | ? |
| SAFETY & SECURITY |  |  |  |  |  |  |
| To consider: Area, Building, and others |  | ? | ? | ? | ? | ? |
| INVESTMENT COSTS |  |  |  |  |  |  |
| To consider Capital Costs: |  | ? | ? | ? | ? | ? |
| RECURRING COSTS |  |  |  |  |  |  |
| To consider Operating Costs: |  | ? | ? | ? | ? | ? |
|  |  |  |  |  |  |  |
| TOTAL SCORES |  | 0 | **0** | **0** | **0** | **0** |
|  |  |  |  |  |  |  |

For the rating of categories 1 through 3 (Location, Space, and Safety/Security) it is suggested to organize narratives as follows:

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TASK TEAM ON COMMON PREMISES (TTCP)

WorkSheet 2: Decision-making matrix (continued)

Category 1 (Location)  
First ranked: Option X

List all pros and cons of option X, **with regard to category 1 only**

Second ranked: Option Y

List all pros and cons of option Y, **with regards to category 1 only**

Provide evidence of why option Y was ranked second after option X for the category

Third ranked: Option Z

List all pros and cons of option Z, **with regards to category 1 only**

Provide evidence of why option Z was ranked third, after option Y for the category

Fourth (last) ranked: Option W

List all pros and cons of option W, **with regards to category 1 only**

Provide evidence of why option W was ranked fourth, after option Z for the category

For the rating of cost proposals (either investment or lease), it is strongly suggested to adopt

the following method:

**SCORE = \_\_ Lowest proposal in $\_\_\_\_\_\_ Χ maximum score for the line item**

**Proposal to be scored in $**

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TASK TEAM ON COMMON PREMISES (TTCP)

WorkSheet 3: Current Situation

**Step 1 –** First fill in the number of staff per Agency, as well as the current gross space in

square meters.

**Step 2 –** Then fill in the annual rental rates, and the costs for utilities and services.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **U.N. House / Common Premises Easter Island, Ecuador** | | | | | | | | | | | | | | | | | | | | | | | | |
| **FEASIBILITY STUDY** | | | | | | | | |  | |  | |  | |  | |  | |  | | |  | |  |
| **Annual Recurring Cost Pro-Ration Sheet Current Situation** | | | | | | | | | | | | | | | | | | | | | | | | |
| Prepared on: **09-Oct-07 Revised: Sept 2011** By: **TTCP** | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | |  | |  | |  |  | |  | |  | |  | |  | |  | |  |  | |  | |
| **Cost Calculation Parameters** | | **UNDP** | | | | **UNFPA** | | **UNICEF** | | **WFP** | | **Other 1** | | **Other 2** | | **Other 3** | | **Other 4** | | **Other 5** | **Other 6** | | **Totals** | |
|  |  |  | | | |  | |  | |  | |  | |  | |  | |  | |  |  | |  | |
| **Employees** | **No.** | 10 | | | | 10 | | 10 | | 10 | | 10 | | 10 | | 10 | | 10 | | 10 | 10 | | **100** | |
| **%** | 10.00% | | | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | 10.00% | | 100.00% | |
| **Area** | **m2** | 1,000.00 | | | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | | 1,000.00 | 1,000.00 | | **10,000.00** | |
| **%** | 10.00% | | | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | 10.00% | | 100.00% | |
|  |  |  | | | |  | |  | |  | |  | |  | |  | |  | |  |  | |  | |
| **Services** | | **UNDP** | | | | **UNFPA** | | **UNICEF** | | **WFP** | | **Other 1** | | **Other 2** | | **Other 3** | | **Other 4** | | **Other 5** | **Other 6** | | **Sub-Totals** | |
|  | | |  | |  | |  |  | |  | |  | |  | |  | |  | |  |  | |  | |
| Lease | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Cleaning | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Garbage collection  & recycling | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Gardening | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Maintenance | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Power Supply | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Gas Supply | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Water Supply | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
| Security  premises only | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 100,000.00 | |
|  | | |  | |  | |  |  | |  | |  | |  | |  | |  | |  |  | |  | |
| Totals | | | | $ 90,000.00 | | $ 90,000.00 | | $ 80,000.00 | | $ 80,000.00 | | $ 80,000.00 | | $ 80,000.00 | | $ 80,000.00 | | $ 80,000.00 | | $ 80,000.00 | $ 90,000.00 | | $ 800,000.00 | |

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TASK TEAM ON COMMON PREMISES (TTCP)

WorkSheet 4: Option I – Annual Recurring Costs

**Step 1 – Fill in the number of staff and the projected space occupied per Agency**

**Step 2 – In the right-side column, fill in the projected costs for these services**

**and utilities. If rows are not used, fill in zero Dollar values: $0.00.1**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **U.N. House / Common Premises** | | | | | | | | | **Easter Island, Ecuador** | | | | | | | | | | | | | | | |
| **FEASIBILITY** | | **STUDY** | | | |  | | |  | |  | |  | |  | |  | |  | |  | |
| **Annual Recurring Costs Pro-Ration Sheet** | | | | | | | | | | | | | | | **Option I** | | | | **Juppiter Building** | | | | |
| Prepared on: **09-Oct-07 Revised: Sept 2011** By: **TTCP** | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | |  |  | |  |  | |  | |  | |  | |  | |  | |  | |  | | |
| **Cost Calculation Parameters** | | | **UNDP** | | **UNFPA** | | **UNICEF** | **WFP** | | **Other 1** | | **Other 2** | | **Other 3** | | **Other 4** | | **Other 5** | | **Other 6** | | **Totals** | | |
|  | | |  |  |  | |  |  | |  | |  | |  | |  | |  | |  | |  | | |
| **Employees** | **No.** | | 10 | | 10 | | 10 | 10 | | 10 | | 10 | | 10 | | 10 | | 10 | | 10 | | **100** | | |
| **%** | | 10.00% | | 10.00% | | 10.00% | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 100.00% | | |
| **Area** | **m2** | | 100.00 | | 100.00 | | 100.00 | 100.00 | | 100.00 | | 100.00 | | 100.00 | | 100.00 | | 100.00 | | 100.00 | | **1,000.00** | | |
| **%** | | 10.00% | | 10.00% | | 10.00% | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | 100.00% | | |
|  | | |  |  |  | |  |  | |  | |  | |  | |  | |  | |  | |  | | |
| **Services** | | | **UNDP** | | **UNFPA** | | **UNICEF** | **WFP** | | **Other 1** | | **Other 2** | | **Other 3** | | **Other 4** | | **Other 5** | | **Other 6** | | **Sub-Totals** | | |
|  | |  | |  |  | |  |  | |  | |  | |  | |  | |  | |  | |  | | |
| Lease | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Cleaning | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Garbage coll. & recycling | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Gardening | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Maintenance | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Power Supply | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Gas Supply | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Water Supply | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
| Security (premises only) | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | | |
|  | |  | |  |  | |  |  | |  | |  | |  | |  | |  | |  | |  | | |
| Totals | | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 900,000.00 | | |

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. In order to accurately determine the recurring costs of a real estate option, it is strongly recommended to research the recurring costs of comparable real estate objects in the area. You may want to look at: rent/m2, security, maintenance, cleaning, receptionist, etc.

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WorkSheet 5: Option I - Investment Costs

**Step 1 –** First determine what renovation/construction items are required to fit out the building

and bring it up to the UN’s standards. In the spreadsheet, investment items are grouped under large categories. Make sure to consider:

**C – Civil (site) work**

* External utility distribution networks (power, gas, water)
* External sewerage network
* External storm water drainage network
* Exterior lighting
* Access roads
* Parking
* Landscaping

**S/A – Structural and Architectural work**

* Foundations
* Structural frame
* Seismic upgrade (renovation project only)
* Building envelope (exterior walls, windows, exterior doors and roof)

**M/P – Mechanical and Plumbing work**

* Heating, ventilation and air conditioning (HVAC) system
* Interior gas distribution system
* Lifts
* Freight Lifts
* Interior plumbing and drainage system
* Plumbing fixtures

**E – Electrical work**

* Power distribution system
* Interior lighting system
* Emergency power supply (generator & connection cables)
* UPS (including connection cables)

**FP – Fire Protection work**

* Fire protection sprinkler system (if required)
* Fire protection reservoir and water distribution system
* Exterior hydrant network
* Fire protection water distribution network (external and internal)
* Fire/smoke detection systems
* Fire alarm system

**SS – Special Systems**

* LAN
* PABX
* Video conferencing system

**SEC – Security Systems**

* Window safety films
* Perimeter fence (if required by MOSS)
* CCTV
* Anti-intrusion alarm system
* Public address system
* Any other items included in the security assessment

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Sheet 5: Option I - Investment Costs (continued)

**ID – Interior Design**

* Interior partitions
* Interior finishes (e.g. doors, drop ceiling, etc.)
* Common furniture
* Blinds
* Movable partitions (e.g. system furniture)

**Engineering Support**

* Project management (planning, design, construction and commissioning phases)
* Design

**Step 2 – Fill in their costs in the last column.**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **U.N. House / Common Premises** | | | | | | | | | | | | **Easter Island, Ecuador** | | | | | | | | | | | | | |
| **FEASIBILITY STUDY** | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Investment Costs Pro-Ration Sheet** | | | | | | | | | | **Option I Juppiter Building** | | | | | | | | | | | | | | | |
| Prepared on: **09-Oct-07 Revised: Sept 2011** By: **TTCP** | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Cost Calculation**  **Parameters** | | **UNDP** | | | **UNFPA** | | **UNICEF** | | **WFP** | | | | **Other 1** | | **Other 2** | | **Other 3** | | **Other 4** | **Other 5** | | **Other 6** | | **Totals** | |
|  | | | |  |  | |  | |  | | | |  | |  | |  | |  |  | |  | |  | |
| **Employees** | **No.** | | 10 | | 10 | | 10 | | 10 | | | | 10 | | 10 | | 10 | | 10 | 10 | | 10 | | **100** | |
| **%** | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | | | 10.00% | | 10.00% | | 10.00% | | 10.00% | 10.00% | | 10.00% | | 100.00% | |
| **Area** | **m2** | | 100.00 | | 100.00 | | 100.00 | | 100.00 | | | | 100.00 | | 100.00 | | 100.00 | | 100.00 | 100.00 | | 100.00 | | **1,000.00** | |
| **%** | | 10.00% | | 10.00% | | 10.00% | | 10.00% | | | | 10.00% | | 10.00% | | 10.00% | | 10.00% | 10.00% | | 10.00% | | 100.00% | |
|  | | | |  |  | |  | |  | | | |  | |  | |  | |  |  | |  | |  | |
| **INVESTMENT ITEMS** | | | **UNDP** | | **UNFPA** | | **UNICEF** | | **WFP** | | | | **Other 1** | | **Other 2** | | **Other 3** | | **Other 4** | **Other 5** | | **Other 6** | | **Sub-Totals** | |
|  | | | | |  | |  | |  | | | |  | |  | |  | |  |  | |  | |  | |
| C - Civil (site) Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| S/A - Structural and  Architectural work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| M/P - Mechanical and  Plumbing Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| E - Electrical Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| FP - Fire Protection Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| SS - Special Systems  Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| SEC - Security Systems Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| ID - Interior Design Work | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
| Engineering Support | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | | $ 10,000.00 | $ 10,000.00 | | $ 10,000.00 | | $ 100,000.00 | |
|  | | | |  |  |  | |  | | |  | | |  | |  | |  | | |  | |  | |
| Totals | | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | | $ 90,000.00 | $ 90,000.00 | | $ 90,000.00 | | $ 900,000.00 | |

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UNITED NATIONS DEVELOPMENT GROUP

TASK TEAM ON COMMON PREMISES (TTCP)

Work Sheets 6 & 8: Option II and Option III – Annual Recurring Costs

Fill in the same way as Sheet 3.

Work Sheets 7 & 9: Option II and Option III - Investment Costs

Fill in the same way as Sheet 5.

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UNITED NATIONS DEVELOPMENT GROUP

TASK TEAM ON COMMON PREMISES (TTCP)

Work Sheet 10: Option Comparison for the Cost/Benefit Analysis

Inserting data in worksheets 2 through 9 will automatically generate a cost comparison in

worksheet 10. No data input is required in this worksheet.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **U.N. House / Common Premises** | | | | | **Easter Island, Ecuador** | |
| **FEASIBILITY STUDY** | | | | | | |
|
| Option Cost Comparison | | | | | | |
| Prepared on: **09-Oct-07 Revised: Sept 2011** By: **TTCP** | | | | | | |
| US Treasury current discount rate, per Year (i): | | | 3.25% | Project Duration (years, max 7) (n): | | 7.00 |
|  |  | |  |  |  |  |
| **Annual factor for investment cost calculation =** | | | | **i (1+i)n** | **0.0407** | **0.1620** |
| **(1+i)n -1** | **0.2509** |
|  |  |  | |  |  |  |
| **OPTION COMPARISON** | | **Current Situation** | | **Juppiter Building** | **Aphrodite Building** | **Mercurius Building** |
| Annual Recurring Costs |  | $800,000.00 | | $ 900,000.00 | $900,000.00 | $900,000.00 |
| Annual Cost of Capital Investment | | N/A | | $145,819.83 | $145,819.83 | $145,819.83 |
| **TOTAL ANNUAL COSTS** | | **$800,000.00** | | **$1,045,819.83** | **$ 1,045,819.83** | **$1,045,819.83** |
|  |  |  | |  |  |  |
| **TOTAL COSTS** | | **$5,600,000.00** | | **$ 7,320,738.83** | **$ 7,320,738.83** | **$7,320,738.83** |
|  |  |  | |  |  |  |
| **Total Space (m2)** | | **10,000.00** | | **1,000.00** | **1,000.00** | **1,000.00** |
|  |  |  | |  |  |  |
| **Cost/m2 (annual recurring costs)** | | **$80.00** | | **$900.00** | **$900.00** | **$900.00** |
| **Cost/m2 (capital investments)** | | **N/A** | | **$145.82** | **$145.82** | **$ 145.82** |
| **TOTAL ANNUAL COSTS / m2** | | **$80.00** | | **$1,045.82** | **$1,045.82** | **$1,045.82** |
|  |  |  | |  |  |  |
| **TOTAL COSTS / m2** | | **$560.00** | | **$ 7,320.74** | **$ 7,320.74** | **$7,320.74** |
|  |  |  | |  |  |  |

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