

Montana State Univeristy - Auxiliary Services	
Energy Performance Contract	
<u>Facility Improvement Measures</u>	
Lighting Replacements ¹	\$2,602,036
Window Upgrade/Envelope Improvements ²	\$3,422,093
Mechanical Improvements ³	\$657,430
Facility Retire/Demo (~50 ⁺ 1950's Bungalows)	\$1,087,929
Digital Controls Upgrades ⁴	\$403,387
Water Conservation (Primarily Family Housing)	\$438,600
Construction Sub-Total	\$8,611,475
<u>Project Soft Costs</u>	
Hazardous Materials Testing	\$25,000
Project Fee (MSU Facilities Services) ⁵	\$120,000
Support/Training (MSU Facilities Trades)	\$60,000
Plan Review/Engineering Support	\$40,000
Utility Locates	\$2,000
Project Contingency	\$150,000
Soft Cost Sub-Total	\$397,000
Total Project Budget/Estimate	\$9,008,475
Requested Construction Authority	\$9,100,000
Applied R&R/Maint Funds (Approx - split between fiscal years 2012 & 2013)	\$4,750,000
Balance of Project to be Financed (Approx - Board of Investment Loan)	\$4,350,000
Annual Energy Savings (Approx - to be used for debt service)	\$371,700
Simple payback of amount financed (in years)	11.7
Annualized Board of Investment Loan Payments @ imputed interest rate of 3.35% for 15 years	\$371,311
Imputed interest rate of 3.35% represents the average interest rate of the loan program over the past ten years. Current interest rate is 1.95% resulting in debt service savings of \$30K for the first year for example. Such savings will be applied to the loan principle effectively pulling the repayment period below 15 years.	
¹ Includes Fieldhouse, N Hedges, S Hedges, Roskie, Johnstone & Hannon	
² Includes Hapner, Hannon & Langford	
³ Includes Fieldhouse, Hannon & Johnstone	
⁴ Includes Fieldhouse & Johnstone	
⁵ Project has been delegated to MSU Facilities Services by A&E Division. (If run thru A&E Div fee would be \$258k; so, delegation to MSU Facilities Services saves ~\$138k)	